

AP/290/14
Nº 0001991



LBS/BLH/L/858 I

No. 6 VOL. 289 PAGE 6

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:.....

File No: GAL/710

This is to certify that **EBUZOR KENNETH CHIJOKE NNAMDI** of **NO. 69 AFIKPO ROAD ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT 261 GOVERNMENT RESIDENTIAL LAYOUT (AGUOGBORIGA) ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. EB 23** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2014** subject to the provision of the **LAND USE ACT, 1978** and to the provisions and conditions implied by virtue of the said Act and the Regulations for the time being in force made under the said Act and to the covenants and conditions herein contained.

3/20/14

- 1(a) **RENT: N339 (THREE HUNDRED AND THIRTY NINE)** per annum.
- (b) The rent hereby reserved shall be revised at the end of every **5 (FIVE)** year(s) of the term of this grant.
- (c) Buildings to the value of not less than **N1,000,000.00 (ONE MILLION)** to the satisfaction and in accordance with plans approved by the **A.P.A** or such officer as the **A.P.A** may appoint.
- (d) Time within which such building(s) is/are to be erected and completed fit for occupation and use. Within **3 (THREE)** year(s) from the date of commencement of the term of this certificate.
- (e) Purpose for which the land granted may be used: **RESIDENTIAL**

- 2. This certificate of occupancy is issued subject to the following Covenants and conditions being observed by the holder/holders:-
 - (a) Not to erect or build or permit to be erected or built on the land hereby granted any buildings other than those covenanted to be erected by virtue of this certificate of occupancy and the regulations under the said Act not to make or permit to be made any addition or alteration to the said buildings to be erected except in accordance with plans and specification approved by the **A.P.A** of Ebonyi State of Nigeria or any other officer appointed by him.
 - (b) To keep the exterior and interior of the buildings to be erected and the outbuilding and erections which may at any time during the term hereby created be erected on the land hereby granted and all additions to such buildings and outbuildings and the walls, fences and appurtenances thereof in good and tenantable repair and condition.
 - (c) Not to use the building on the said land whether now erected or to be erected hereafter thereon for any purpose other than that specified in these presents.
 - (d) Not to alienate the right of Certificate of Occupancy hereby granted or any part thereof by sale, assignment, mortgage, transfer of possession, sublease, or bequest or otherwise howsoever without the consent of the **GOVERNOR** first had and obtained.
 - (e) Not to permit anything to be used or done upon any part of the granted premises which shall be noxious, noisy or offensive or be of any inconvenience or annoyance to tenants or occupiers of premises adjoining or near thereto.
 - (f) To maintain standards of accommodation and sanitary and living conditions conformable with standards obtaining in the neighbourhood.
 - (g) To pay forthwith with or without demand to the **DIRECTOR LANDS** or other persons appointed by him before the issue of this certificate, all survey fees, registration fees, and other charges due in respect of preparation and issue and registration of this certificate.
 - (h) Paid an improvement premium of **N33,922 (THIRTY-THREE THOUSAND, NINE HUNDRED AND TWENTY-TWO)**
 - (i) To install and operate water borne sewage system within six months from the date the buildings erected on the plot are connected to piped water-supply.
 - (j) To pay with or without demand on the first day of January of each year the rent reserved in these presents or any other rent as may be revised in future.

GIVEN under my hand this 12th day of June 2014

ARC. NWOGHA FRIDAY MOSES
COMMISSIONER FOR LANDS, SURVEY AND HOUSING EBONYI STATE OF NIGERIA

(By virtue of Powers to grant Certificate of Occupancy and Right of Occupancy delegated to him by the Governor, under Section 4(a) and (b) of the Land Use Edict (now Law) N0.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

Signature of Holder / Holders [Signature] Signature of Witness [Signature]

Name of Witness OKIKE AUGUSTINA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY & HOUSING, ABAKALIKI

25/08/14



Title Holder: EBUZOR KENNETH CHIJOKE NNAMDI

Old File Number: EBS/BLH/L/858 New File Number: GAL/710

Survey Plan No: EB 23

Property Description: PLOT 261 GOVERNMENT RESIDENTIAL LAYOUT (AGUOGBORIGA) ABAKALIKI

ONE HUNDRED AND THIRTY STAMP DUTIES

REGISTRAR OF DEEDS



REGISTRAR OF DEEDS

<p>The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.</p> <p>(Sgd) <i>E. M. O.</i> Commissioner For Stamp Duties</p>	<p>This instrument was delivered for registration at 11:15 O'Clock in the FORENOON on 24th April, 2014 and registered as No 6 at page 6 Volume 288 of the Ministry of Lands Registry in the Office at Abakaliki</p> <p><i>[Signature]</i> Registrar of Deeds</p>
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REGISTRAR OF DEEDS



CERTIFIED TRUE COPY
CDJ REGISTRAR OF DEEDS

[Handwritten signature] 26/8/04



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF

PLOT 261 GOVERNMENT RESIDENTIAL LAYOUT AGUOGBORIGA ABAKALIKI

All that parcel of land at PLOT NO. 261 GOVT. RESIDENTIAL LAYOUT in the **EBONYI** Local Government Area of the Ebonyi State of Nigeria, containing an area of approximately **1113.321** Square Meters shown on Ebonyi State of Nigeria Survey Plan No. **EB 23** (Tracing No: **EB 65**) the boundaries of which are described below.

Starting at concrete pillar marked **K 2030** the coordinates of which are: **647.337** Meters South and **1367.986** Meter West of a concrete pillar marked **NK 48** the origin of **ABAKALIKI** Cadastral surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree(⁰)	Minute(')	Length	To
	PBK 2030	40 ⁰	08'	22.00m	PBK 2031
	PBK 2031	88 ⁰	17'	7.95m	PBK 2032
	PBK 2032	136 ⁰	36'	35.00m	PBK 2033
	PBK 2033	219 ⁰	44'	27.50m	PBK 2034
	PBK 2034	315 ⁰	55'	41.10m	PBK 2030
			THE	STARTING	POINT

All property beacons are concrete pillars, all bearings and lengths approximate and all bearings are referred to National/True North.

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[Signature]
For Surveyor-General
 Ebonyi State of Nigeria
