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ERBS/W/A/3350

EBONYI STATE OF NIGERIA

A/SUR/NOS/185/4/2017/ERBS4

Certificate of Occupancy

LDR No:.....

File No: PAL/11209

This is to certify that ONYEBUCHI IWUEZE of NO 9AWOLOWO STREET ABAKALIKI LOCAL GOVERNMENT AREA EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PARCEL OF LAND SITUATE AT EZZA INYIMEGU UNUHU ABAKALIKI LOCAL GOVERNMENT AREA EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 435/2014 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2015 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.

- 1(a) RENT: N515.00 (FIVE HUNDRED AND FIFTEEN NAIRA) 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 NAIRA) 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

14/03/2018

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 tenable 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 N0.00 (N/A)
- (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 20 day of 03 2016

ENGR. DAVID UMAHI NWEZE
GOVERNOR EBONYI STATE OF NIGERIA

Signature of Holder / Holders Signature of Witness

Name of Witness Okpan Daniel Occupation of Witness Civil Service

Address Ministry of Lands, Survey and Housing Dr.

21/08/2017



Title Holder: ONYEBUCHI IWUEZE

Old File Number: EBS/LU/AI/3350 New File Number: PAL/11209

Survey Plan No: OTE/EB 435/2014

Property Description: PARCEL OF LAND SITUATE AT EZZA INYIMEGU UNUHU ABAKALIKI LOCAL GOVERNMENT AREA EBONYI STATE.

NIGERIA
One hundred
naning
STAMP DUTIES



REGISTRAR
ABAKALI
EBONYI

REGISTRAR OF
ABAKALI
EBONYI

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.

Sgd OGAYI M.O. U...
Commissioner For Stamp Duties
072098 OF 25/11/015

This instrument was delivered for registration at 13:13 O'Clock in the AFTERNOON on 4th December, 2015 and registered as No 2 at page 2 Volume 385 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds



Certified True Copy
[Signature]
REGISTRAR OF DEEDS

Alfred
ChA
21/05/2017



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/11209

MR. ONYEBUCHI IWUEZE

All that parcel of land at EZZA INYIMAGU UNUHU in the ABAKALIKI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 513.473 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. OTE/EB 435/2014 (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked SC/EBA94431 the coordinates of which are: 692626.028 Metres North and 400881.981 Metres East of a concrete pillar marked UTM ZONE 32(N) the origin of NAT. ZERO 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 (°)	Minute (')	Length	To
	SC/EBA9443I	93	09	26.10M	SCEBA6520I
	SC/EBA6520I	197	30	23.04M	SCEBA9441I
	SC/EBA9441I	273	56	20.16M	SCEBA9442I
	SC/EBA9442I	02	33	22.05M	SCEBA9443I
		THE STARTING POINT			

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

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for Surveyor-General
 EBONYI STATE OF NIGERIA
