

Feb/53/01
No. 0000236

EB5/W/AV/1372



EBONYI STATE OF NIGERIA

No. 37

Vol. 133

PAGE 37

Certificate of Occupancy

LDR No:.....

File No: PAL/116

This is to certify that **AGWU DAVID** of **NO. 57 UDEMEZUE STREET ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT EDDA ECHARA NKALEKE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. EB-387** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2011** 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: **N651.00 (SIX HUNDRED AND FIFTY-ONE 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)** 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 tenable repair and condition.
- (c) Not to use the building on the said land whether now erected hereafter thereon for any purpose other than
- (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 **DEPUTY DIRECTOR LAND** 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 **NN/A (0.00)**
- (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.....day of.....

18th March 2011

COMRADE JONAH EGBA
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) NO.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 of Witness

Name of Witness **Okpaka Daniel J.** Occupation of Witness **Civil Servant**

Address **Ministry of Lands, Survey and Housing**

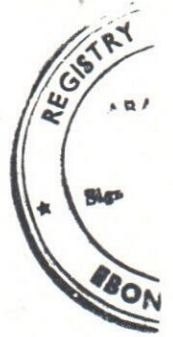
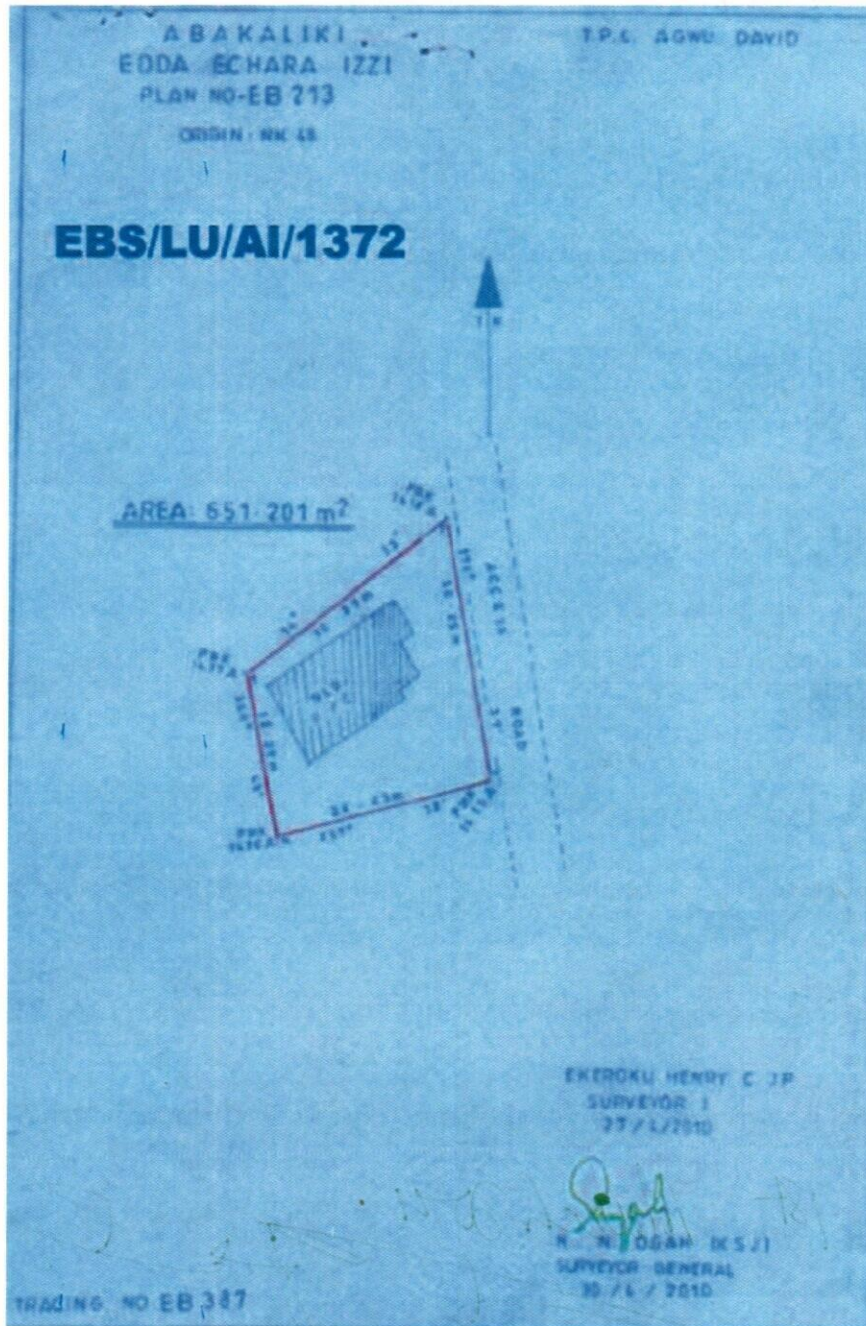


Title Holder: AGWU DAVID

Old File Number: EBS/LU/AI/1372 **New File Number:** PAL/116

Survey Plan No: EB-387

Property Description: LAND AT EDDA ECHARA NKALEKE



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) Obasi B. O.
Commissioner For Stamp Duties
(0024234)

This instrument was delivered for registration at 13:23 O'Clock in the AFTERNOON on 9th February, 2011 and registered as No 37 at page 37 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
15/04/11
Chief Registrar of Deeds

CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS



ofeke
14/12/11



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/116



AGWU DAVID

EDDA ECHARA IZZI

ABAKALIKI

All that parcel of land at _____ in the _____

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

651.201 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

EB 213

(Tracing No. _____) the

boundaries of which are described below.

PBK1415A

Starting at concrete pillar marked _____ the coordinates of which are:

2751.638 Metres North and **2220.980** Metres 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 (°)	Minute (')	Length	To
	PBK1415A	275	38	26.63	PBK1416A
	PBK1416A	346	49	18.27	PBK1417A
	PBK1417A	54	13	30.39	PBK1418A
	PBK1418A	170	37	30.25	PBK1415A

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

.....
for Surveyor-General
Ebonyi State of Nigeria
