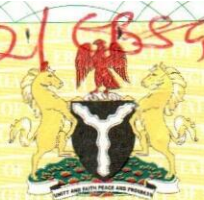


AI/SUR/NO/71/2/2022/EBS9

No 0004742



EBS/LU/A/3582

April/143/016

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:.....

File No: PAL/12589

This is to certify that ERNEST AKPA UGAMA of UMUNAGA EGU-UGWU UGURU OHAOZARA LOCAL GOVERNMENT AREA OF EBONYI STATE, (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PARCEL OF LAND SITUATED AT AMACHI UNUHU ABAKALIKI,ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE, described in the Schedule and more particularly marked and delineated in the PLAN NO. ABN/EB 042/2015 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2016 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: N895.00 (EIGHT HUNDRED AND NINETY-FIVE 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

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.

24/12/2023

GIVEN under my hand this 15 day of 07 2017

ENGR. DAVID UMAHINWEZE  
GOVERNOR EBONYI STATE OF NIGERIA

Signature of Holder / Holders E.A. Signature of Witness

Name of Witness Olgans Samuel Occupation of Witness Chief Surveyor

Address Ministry of Lands Survey and Housing

19/2/2022



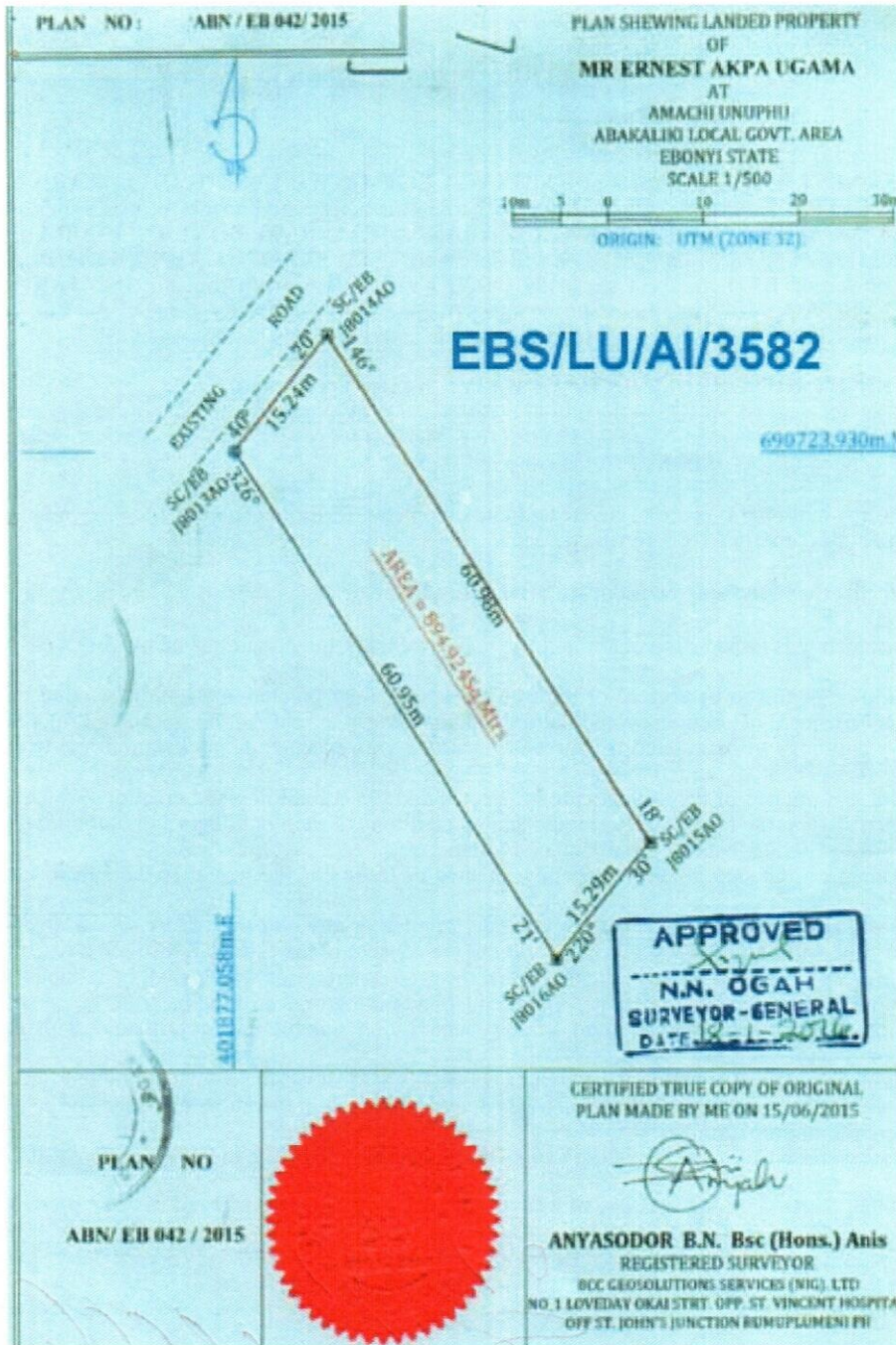
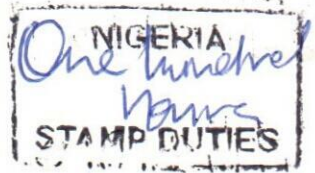


Title Holder: ERNEST AKPA UGAMA

Old File Number: EBS/LU/AI/3582 New File Number: PAL/12589

Survey Plan No: ABN/EB 042/2015

Property Description: PARCEL OF LAND SITUATED AT AMACHI UNUHU  
ABAKALIKI, ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE.



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.

This instrument was delivered for registration at 13:50 Clock in the AFTERNOON on 12th April, 2016 and registered as No 78 at page 78 of Volume 398 of the Ministry of Lands Registry in the Office at Abakaliki

*(Signed)*  
Commissioner For Stamp Duties  
081003 OF 17/02/2016

*(Signed)*  
Registrar of Deeds

**Certified True Copy**  
REGISTRAR OF DEEDS



25771022



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**  
**PERIMETER DESCRIPTION OF LANDED PROPERTY OF**


All that parcel of land belonging to **MR. ERNEST AKPA UGAMA** at **AMACHI UNUHU, ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE OF NIGERIA**, containing an Area of approximately **894.924** SquareMeters shown on Ebonyi State of Nigeria Survey Plan No. **ABN/EB042/2015** (Tracing No.....) the boundaries of which are described below.

Starting at concrete pillar marked **SCEBJ8013A0** the coordinates of which are: **690723.930** Meters North and **401877.058** Meter **EAST** of concrete pillar marked **UTM ZONE 32** the origin of **National Zero**

Cadastral Surveys, the boundaries run in straight lines the bearing and lengths of which are as follows:

From	Bearing Degree <sup>o</sup> Minute <sup>1</sup>	Length (Meters)	To
SCEBJ8013A0	40° 20 <sup>1</sup>	15.24m	SCEBJ8014A0
SCEBJ8014A0	146° 18 <sup>1</sup>	60.98m	SCEBJ8015A0
SCEBJ8015A0	220° 30 <sup>1</sup>	15.29m	SCEBJ8016A0
SCEBJ8016A0	326° 21 <sup>1</sup>	60.95m	SCEBJ8013A0

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

  
**For: Surveyor-General**  
**Ebonyi State of Nigeria**