

April 13/072
No 0001043



EBONYI STATE OF NIGERIA

ALBUKUNLE 6/12/2015/EB84

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No: NO: 9 VOL: 212 PAGE: 9 File No: PAL/1294

This is to certify that LUKE OKECHUKWU EZE of 3 NWAZUNKU CLOSE MILE 50 ABAKALIKI. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND SITUATE AND LYING AT MILE 50 NTEZI - ABA IN EBONYI L.G.A, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 162/2009 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2012 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.

- (a) RENT: N640.00 (SIX HUNDRED AND FORTY 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 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 N00.00 (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.

7/02/023

GIVEN under my hand this 27th day of May 2012

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) 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] Signature of Witness [Signature]

Name of Witness Nwoke B. U Occupation of Witness Civil Service

Address Min. of Lands, Survey and Housing Abakaliki

4/11/021

REGISTRAR OF DEEDS



Title Holder: LUKE OKECHUKWU EZE

Old File Number: EBS/LU/AI/1747 New File Number: PAL/1294

Survey Plan No: HT/EB 162/2009

Property Description: LAND SITUATE AND LYING AT MILE 50 NTEZI - ABA IN EBONYI L.G.A, EBONYI STATE.

NIGERIA
One Hundred Naira
STAMP DUTIES



REGISTRY
EBONYI STATE

REGISTRY
EBONYI STATE

REGISTRY
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.

sgf Ogan m o
 Commissioner For Stamp Duties
 RCR NO 0208382 OF 10/12/2009

This instrument was delivered for registration at 15:5 O'Clock in the AFTERNOON on 5th April, 2012 and registered as No 9 at page 9 Volume 212 of the Ministry of Lands Registry in the Office at Abakaliki

g e l e s
 10/11/2012
 Registrar of Deeds

Certified True Copy
clp
REGISTRAR OF DEEDS



clp
PAL/1294
4/11/2012



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

PERIMETER DESCRIPTION OF LANDED PROPERTY OF



MR. LUKE EZE AT OBEGU NTEZI-ABA MILE 50 EBONYI L.G.A EBONYI STATE

All that parcel of land at OBEGU NTEZI-ABA in the EBONYI

Local Government Area of Ebonyi State of Nigeria, containing an area of Approximately

639.093

Hectares/Square Metres shown on Ebonyi State of

Nigeria Survey Plan No. HT/EB162/2009 (Tracing No.) The Boundaries of which are described below.

Starting at a concrete pillar marked SCEBK9959C the co-ordinates of which are 258947.000M Metres North and 624655.000 Metres East of a concrete pillar

Marked NIG NAT the Origin of NIGERIA

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

From	Bearing ⁰ Degree	Minute ¹	Length (Metres)	To
SC/EBK9959	47 ⁰	51 ¹	28.32M	SC/EBK9958C
SC/EBK9958	138 ⁰	34 ¹	22.00M	SC/EBW2946D
SC/EBW2946D	229 ⁰	36 ¹	31.00M	SC/EBW2947D
SC/EBW2947D	325 ⁰	48 ¹	21.26M	SC/EBK9959C

The Starting Point

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

For Surveyor-General
Ebonyi State of Nigeria

