

Nº 0000729



EBONYI STATE OF NIGERIA

Nov/12/01
No. 57

Vol: 176

EBS/Lu/A/11675
PAGE 57

Certificate of Occupancy

LDR No:.....

File No: PAL/1309

This is to certify that **AUGUSTINE OKAFOR ENIDOM** of **39 UGA STREET** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND LYING, SITUATE AND BEING AT AND CALLED PLOT 127A IN BLOCK 'E' KPIRIKPIRI LAYOUT ABAKALIKI IN EBONYI L.G.A EBONYI STATE.** described in the Schedule and more particularly marked and delineated in the **PLAN NO. DA/EB 146/2009** 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: **N535.00 (FIVE HUNDRED AND THIRTY-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 tenantable 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.

GIVEN under my hand this 28th day of Nov 2009

[Signature]

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 Nworie B. C Occupation of Witness Civil Servant

Address Min. of Lands, Survey and Housing Abakaliki

317/014



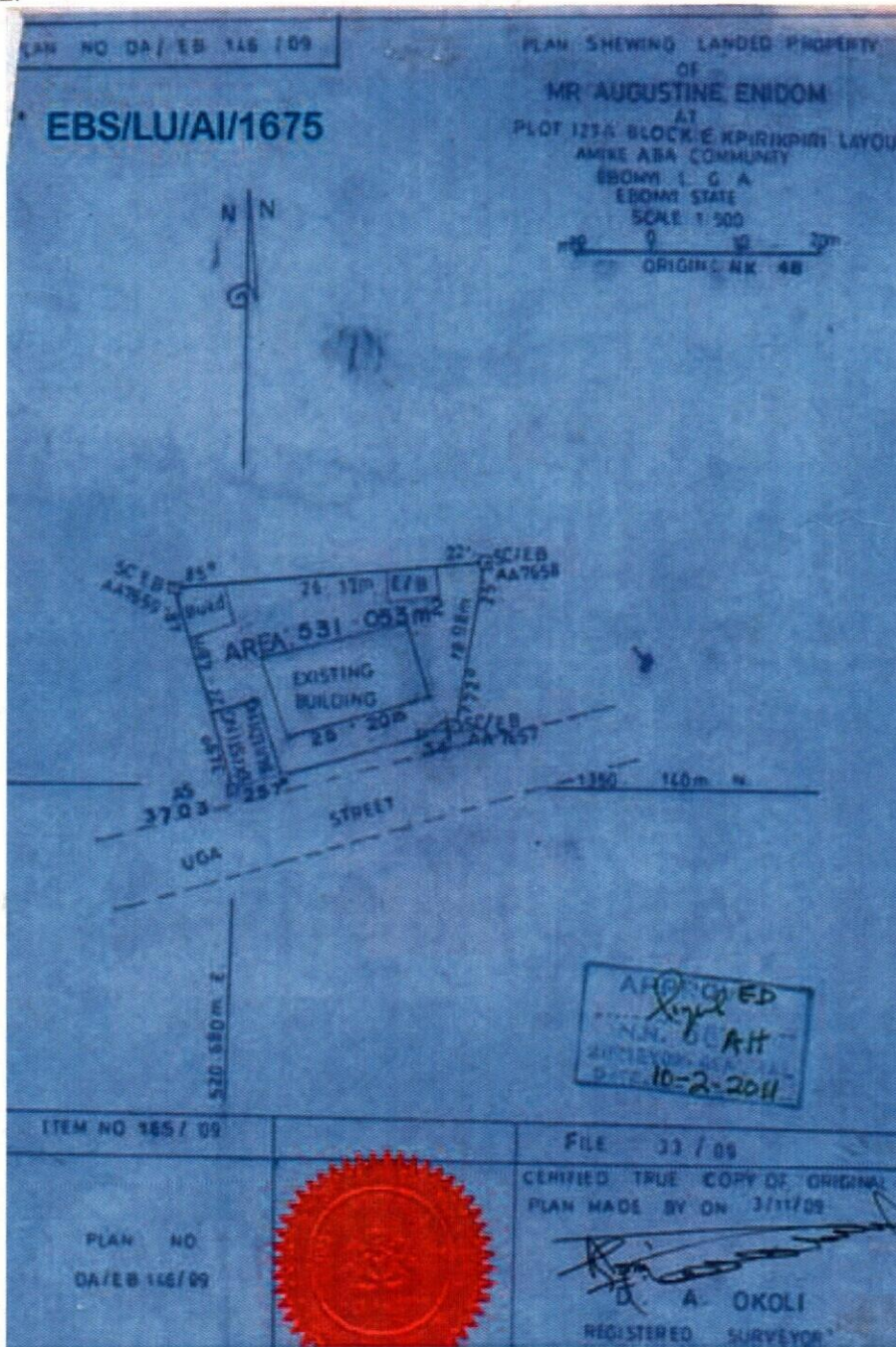
Title Holder: AUGUSTINE OKAFOR ENIDOM

Old File Number: EBS/LU/AI/1675 New File Number: PAL/1309

Survey Plan No: DA/EB 146/2009

Property Description: LAND LYING, SITUATE AND BEING AT AND CALLED PLOT 127A IN BLOCK 'E' KPIRIKPIRI LAYOUT ABAKALIKI IN EBONYI L.G.A EBONYI STATE.

NIGERIA
One hundred naira
STAMP DUTIES



REGISTRAR
APR
SIR
ENIDOM

REGISTRAR
APR
SIR
ENIDOM

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
0075336 OF 4/3/011

This instrument was delivered for registration at 16:28 O'Clock in the AFTERNOON on 14th November, 2011 and registered as No 57 at page 57 Volume 176 of the Ministry of Lands Registry in the Office at Abakaliki

REGISTRAR
APR
SIR
(Sgd) A. Okoli
Registrar of Deeds

CERTIFIED TRUE COPY
(Sgd) Registrar of Deeds
REGISTRAR OF DEEDS



7814



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL1675

AUGUSTINE ENIDOM

PLOT 127A BLOCK .E. KPIRIKPIRI LAYOUT

All that parcel of land at _____ in the **EBONYI**

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

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

DA/EB 146/2009

(Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked **AS 3703** the coordinates of which are:

1350.140 Metres North/South and **520.680** Metres East/West of a concrete pillar

marked **NK 48** the origin of **ABAKALIKI** cadastral surveys. The

boundaries run in straight lines the bearings and length of which are as follows:

From	Bearing		Lengths in: M		To
	Degree (°)	Minute (')	Length	Length	
AS 3703	349	48	22.48		SC-EBAA7659
SC-EBAA7659	85	22	26.17		SC-EBAA7658
SC-EBAA7658	172	25	18.98		SC-EBAA7657
SC-EBAA7657	257	34	25.20		AS 3703
			THE	STARTING	POINT

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

FOR SURVEYOR - GENERAL
EBONYI STATE OF NIGERIA
