

Nº 0001569



EBONYI STATE OF NIGERIA

1 No. 16
Jan/10/12

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Page 16

Certificate of Occupancy

LDR No:.....

File No: PAL/144

This is to certify that **CHUKWUEMEKA NWANI OGUDU** of **OHABUENYI OKPOSI-OKWU** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND ALONG IGWEOGBOFIA STREET, ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. CUO/EB05/2009** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 012** 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: **N1670.00 (ONE THOUSAND SIX HUNDRED AND SEVENTY 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.

6/10/12

GIVEN under my hand this 28th day of Aug 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 of Witness

Name of Witness NWANICHUKWU J.N. Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY & HOUSING ABAKALIKI

2/10/12



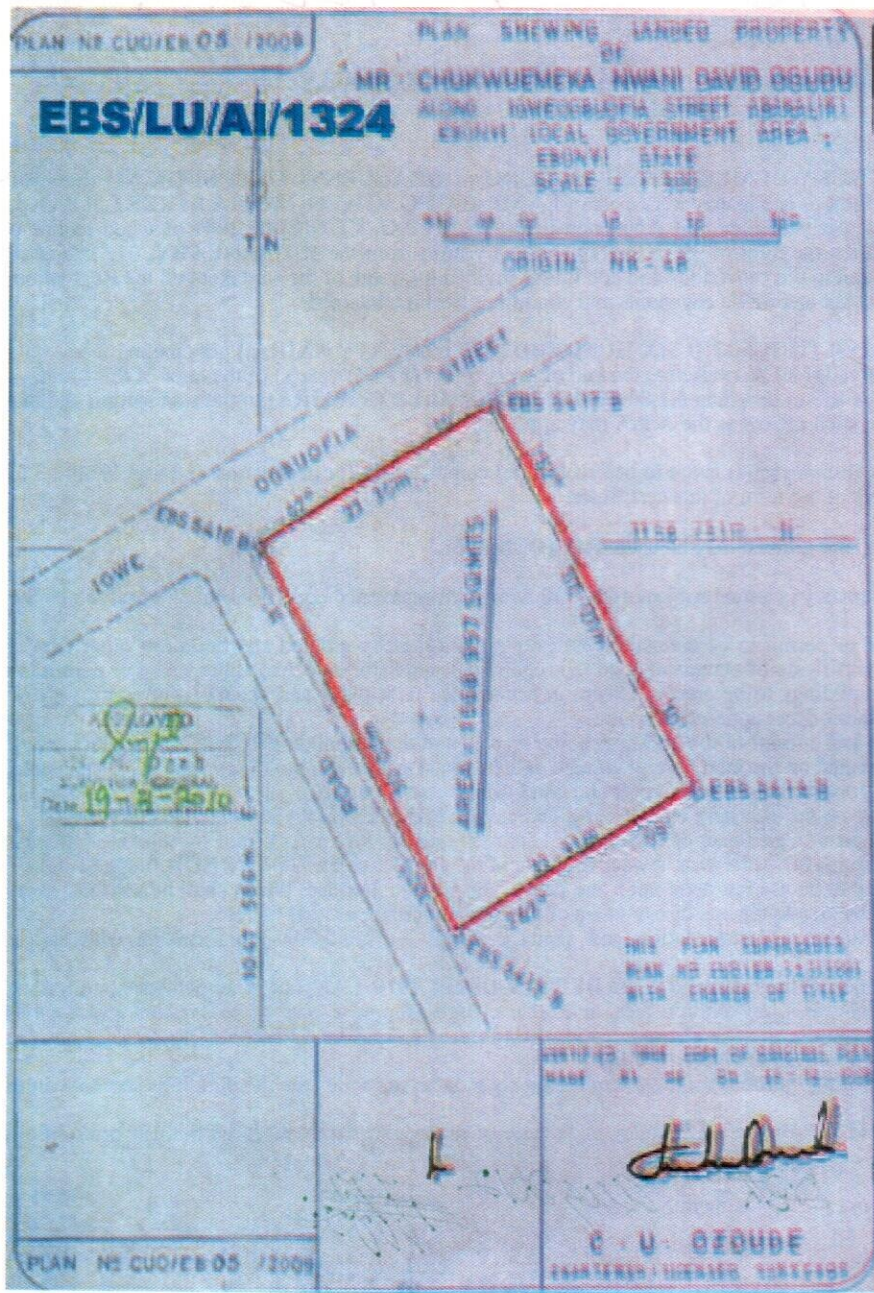
Title Holder: CHUKWUEMEKA NWANI OGUDU

Old File Number: EBS/LU/AI/1324 New File Number: PAL/144

Survey Plan No: CUO/EB05/2009

Property Description: LAND ALONG IGWEOGBOFIA STREET, ABAKALIKI

NIGERIA
One hundred
Naira
STAMP DUTIES



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-D
 Commissioner For Stamp Duties
 TRV 0051890 OF 30/7/2010

This instrument was delivered for registration at 12:53 O'Clock in the AFTERNOON on 4th January, 2011 and registered as No 16 at page 16 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
 Registrar of Deeds

CERTIFIED TRUE COPY
[Signature]
 REGISTRAR OF DEEDS



[Signature]
 2/10/2012



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/144

OGUDU CHUKWUEMEKA NWANI

All that parcel of land at IGWE OGWUOFIA STREET in the EBONYI

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

1668.997 Square Metres / Square Hectares shown on Ebonyi State of Nigeria Survey Plan

No. CUO/EB 05/2009 (Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked EBS 5416B the coordinates of which are

1158.751 Metres North and 1047.586 Metres East of a concrete pillar marked

NK 48 the origin of ABAKALIKI surveys. The boundary lines

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

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	EBS5416B	62	10	33.30		EBS5417B
	EBS5417B	152	10	50.01		EBS5414B
	EBS5414B	242	09	33.31		EBS5415B
	EBS5415B	332	11	30.02		EBS5416B

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

[Signature]
 For Surveyor-General
 Ebonyi State of Nigeria