



No 0000627

mar/29/2011

EBS/Lu/A1/1238

EBONYI STATE OF NIGERIA

No. 98

Vol: 133

PAGE 98

Certificate of Occupancy

LDR No:.....

File No: PAL/145

This is to certify that ONYEBUCHI IJEOMA PETER of NO 3 NZEKWE STREET ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LANDED PROPERTY AT NKALEKE UNUHU IZZI, ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 610 /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.

04/05/2012

- 1(a) RENT: N592.00 (FIVE HUNDRED AND NINETY-TWO 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 4th day of Nov 2011

[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 of Witness

Name of Witness Alwarie B. U Occupation of Witness Civil Servant

Address Min. of Lands, Survey and Housing Abakaliki



16/04/2012

Title Holder: ONYEBUCHI IJEOMA PETER

Old File Number: EBS/LU/AI/1238 New File Number: PAL/145

Survey Plan No: HT/EB 610 /2009

Property Description: LANDED PROPERTY AT NKALEKE UNUHU IZZI, ABAKALIKI



PLAN NO HT/EB 610 /2009

PLAN SHOWING LANDED PROPERTY OF
MR. ONYEBUCHI IJEOMA
AT
NKALEKE UNUHU IZZI, ALONG
NZEKWE STREET NKALEKE
ABAKALIKI
ABAKALIKI LOCAL GOVT AREA
EBONYI STATE
SCALE 1:500

EBS/LU/AI/1238

AREA: 592.170 m²

APPROVED
N. N. OGBURN
SUPERVISOR GENERAL
12-3-2011

COMPUTER ID 610 SKETCH EB ITEM NO 616 /04 FILE NO 540

PLAN NO HT/EB 610 /2009

CHIEF P. C. EZE
REGISTERED SURVEYOR
151, FLOOR 1 LEFT A-C B BUILDING
NO. 2, 2004 ROAD ENYI



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.

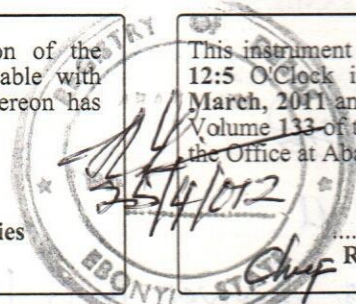
(Sgd) OBASI B-O

Commissioner For Stamp Duties (0003909) of 23/03/2010

This instrument was delivered for registration at 12:5 O'Clock in the AFTERNOON on 28th March, 2011 and registered as No 98 at page 98 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]

Registrar of Deeds



P A L / 1 4 5

[Signature]
17/04/2012


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/145
ONYEBUCHI IJEOMA

All that parcel of land at **NKALEKE UNUHU IZZI, ALONG** in the **ABAKALIKI**
NZEKWE STREET NKALEKE

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
592.170 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

HT/EB 610/2009

(Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked **AW 40555** the coordinates of which are:

2338.796 Metres South and **118.003** Metres 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:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	AW 40555	202	29	30.56		AW 40556
	AW 40556	291	18	19.55		AW 40557
	AW 40557	23	01	30.48		AW 40554
	AW 40554	111	02	19.27		AW 40555
			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
