

N<sup>o</sup> 0000238



EBONYI STATE OF NIGERIA

Feb 14/01 No. 35 Vol: 133 EBS/LUL/A/1427. PAGE 35

Certificate of Occupancy

LDR No:.....

File No: PAL/156

This is to certify that CYRIL ONYEMAECHE UGWU of NO 87 UDEMEZUE STREET (hereinafter called the holder/holders) is/ are granted a right of occupancy in respect of LAND AT NO 442 AGBAJA AZUMILI, ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. NLS/EB 065/2001 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: N457.00 (FOUR HUNDRED AND FIFTY SEVEN 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) 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 NN/A (0.00)
(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.

30/01/01

GIVEN under my hand this 22nd day of March 2011

COMRADE JONAH EGBA 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 ..... Occupation of Witness .....

Address ..... Ministry of Lands Survey & Housing Abakaliki

11/1/01

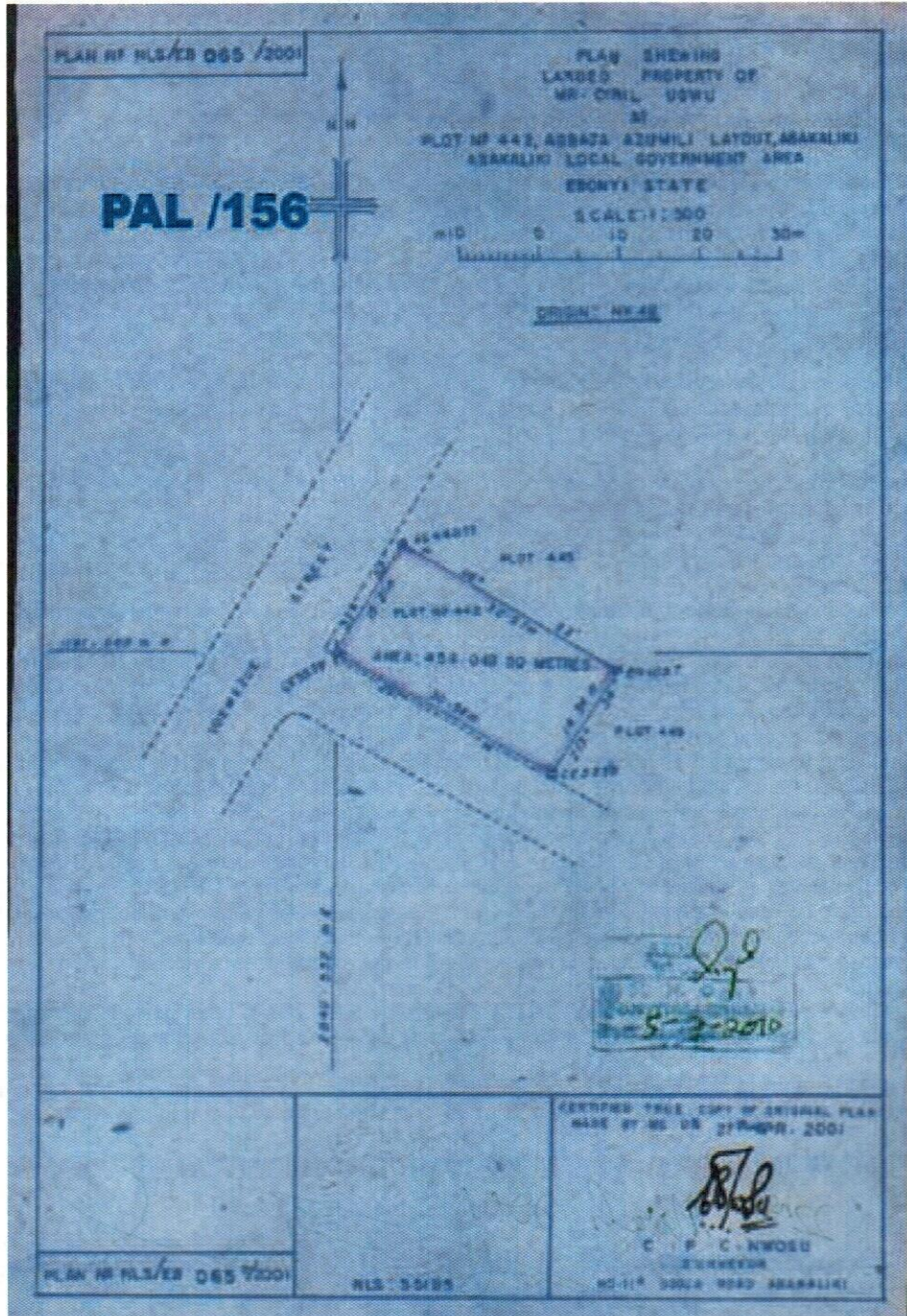


Title Holder: CYRIL ONYEMAECHE UGWU

Old File Number: EBS/LU/AI/1427 New File Number: PAL/156

Survey Plan No: NLS/EB 065/2001

Property Description: LAND AT NO 442 AGBAJA AZUMILI, ABAKALIKI



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.

(sgn) Obas-Bto  
 Commissioner For Stamp Duties  
 (0029056) OF11/08/010

This instrument was delivered for registration at 11:5 O'clock in the FORENOON on 9th February, 2011 and registered as No 35 at page 35 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE COPY

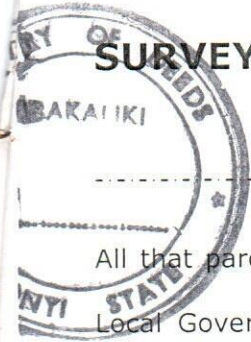
REGISTRAR OF DEEDS

PAL/156

12/2/11



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/156**

**CYRIL ONYEMAECHE UGWU**

All that parcel of land at PLOT NO 442 AGBAJA AZUMILI LAYOUT in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 456.048 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. NLS/EB065/2001 (Tracing No. \_\_\_\_\_) the boundaries of which are described below.

Starting at concrete pillar marked CE5539 the coordinates of which are: 1191.068 Metres North and 2840.552 Metres East of a concrete pillar marked NK- 48 the origin of ABAKALIKI cadastral surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	CE5539	31	52	15.21	AS44073
	AS44073	181	33	30.97	EN1057
	EN1057	213	34	14.54	CE5556
	CE5556	297	14	30.58	CE5539

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

for Surveyor-General  
Ebonyi State of Nigeria

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