

Nº 0000985

Fes/87/05

No. 16



EBONYI STATE OF NIGERIA

Vol: 46

FBS/Lu/A/49

PAGE 16

Certificate of Occupancy

File No: PAL/1744

LDR No:.....

This is to certify that **EGWU EMEKA WILLIAM** of **UMUEBE AMIKE IZHIA, OHOUKWU LOCAL GOVERNMENT AREA EBONYI STATE**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY KNOWN AS PLOT A/4 AND A5 AGBAJA LAYOUT ABAKALIKI EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. SC/EB 071/2000** attached to this certificate and thereon bordered or verged **RED** for the term of **93 (NINETY-THREE)** 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.

- 1(a) RENT: **N1,165.00 (ONE THOUSAND ONE HUNDRED AND SIXTY-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 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 LANDS** 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) To pay an improvement premium of **N 00.00 (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.

20-05-012

RECERTIFIED under my hand this.....day of March 2012

*[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 .....

Occupation of Witness .....

Address .....

Nworie B. U  
Min. of Lands, Survey and Housing Abakalibi  
Civil Servant

26/04/12



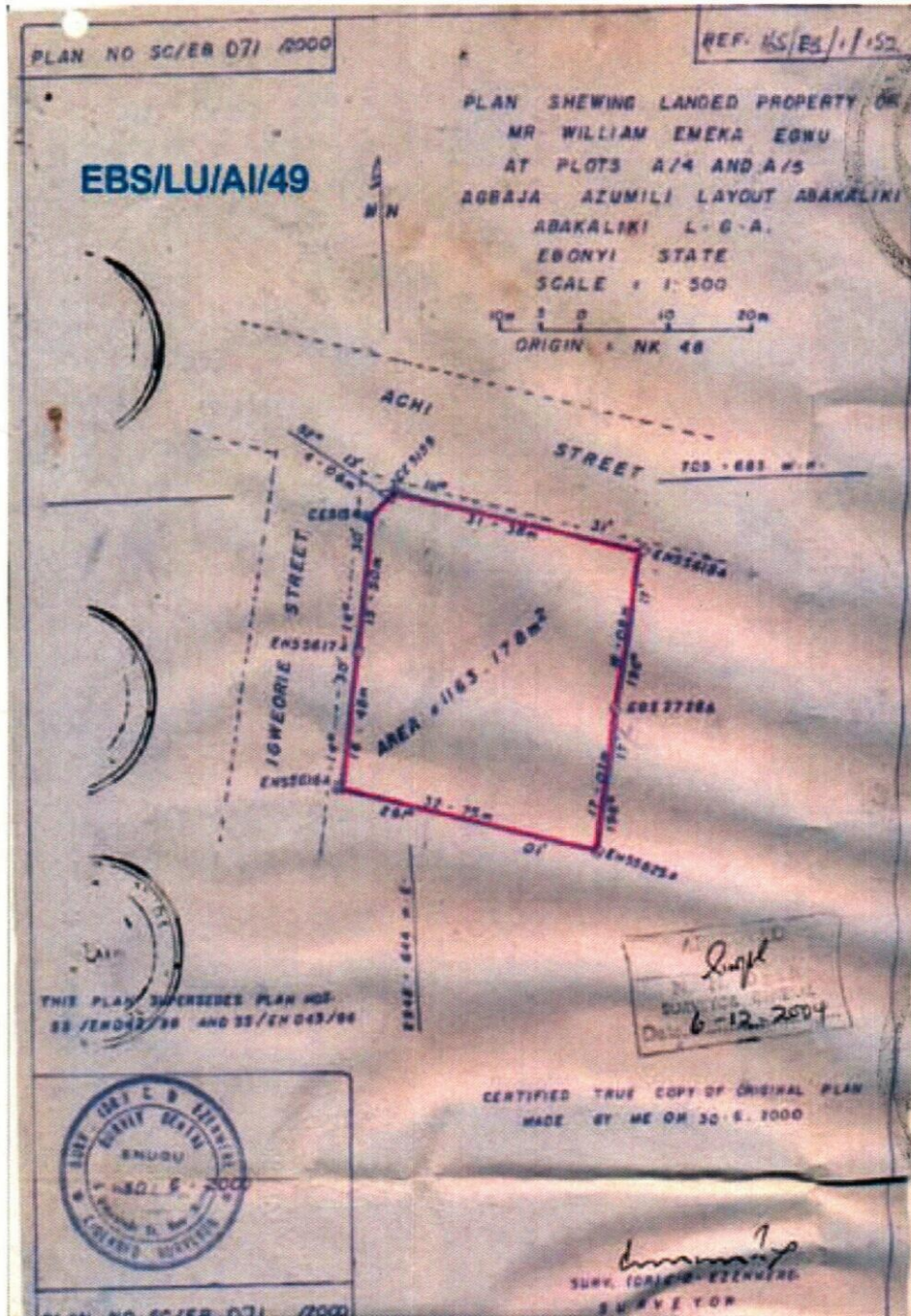
Title Holder: EGWU EMEKA WILLIAM

Old File Number: EBS/LU/AI/49 New File Number: PAL/1744

Survey Plan No: SC/EB 071/2000

Property Description: PROPERTY KNOWN AS PLOT A/4 AND A/5 AGBAJA LAYOUT ABAKALIKI EBONYI STATE.

NIGERIA  
One hundred  
Naira  
STAMP DUTIES



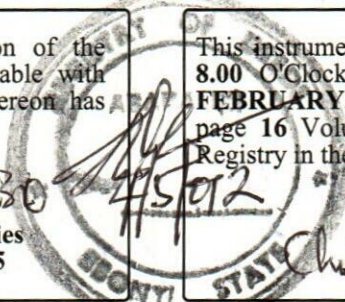
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

SIGNED *[Signature]*

Commissioner For Stamp Duties  
TRV NO 0031904 OF 10/2/05

This instrument was delivered for registration at 8.00 O'clock in the FORENOON on 22ND FEBRUARY, 2005 and registered as No 16 at page 16 Volume 46 of the Ministry of Lands Registry in the Office at ABAKALIKI

*[Signature]*  
Registrar of Deeds



CERTIFIED TRUE COPY  
*[Signature]*  
REGISTRAR OF DEEDS



PLA 27/4/2012



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/1744**

**EGWU EMEKA WILLIAM**

All that parcel of land at **PLOT NO. A/4 & A/5 AGBAJA LAYOUT** in the **ABAKALIKI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **1163.178** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **SC/EB 071/2000** (Tracing No. ) the boundaries of which are described below.

Starting at concrete pillar marked **CE 5155** the coordinates of which are: **705.685** Metres North and **2948.644** Metres East 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		
	CE 5155	111	31	31.38		ENS 5618A
	ENS 5618A	176	17	18.08		EBS 2728A
	EBS 2728A	196	17	17.01		ENS 5625A
	ENS 5625A	291	01	32.75		ENS 5616A
	ENS 5616A	14	30	16.48		ENS 5617A
	ENS 5617A	14	30	15.50		CE 5154
	CE 5154	52	13	4.06		CE 5155

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

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