

Nº 0000886



EBONYI STATE OF NIGERIA

Nov/21/2011

EBS/Lu/Al/1605

Certificate of Occupancy

LDR No:.....

No 66

Vol: 176

PAGE 66

File No: PAL/1794

This is to certify that SOLOMON CHIKAODINAKA ONWUEGBUNA of NO 16B NKALIKI ROAD (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY AT NKALEKE UNUHU ABAKALIKI IN ABAKALIKI L.G.A EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. NLS/EB 57/95 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: N245.00 (TWO HUNDRED AND FORTY-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.

25/11/11

GIVEN under my hand this 15th day of Dec 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) 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 Nwoie B. U ..... Occupation of Witness Civil Servant .....

Address Min. of Lands, Survey and Housing Abakaliki .....

19/11/12



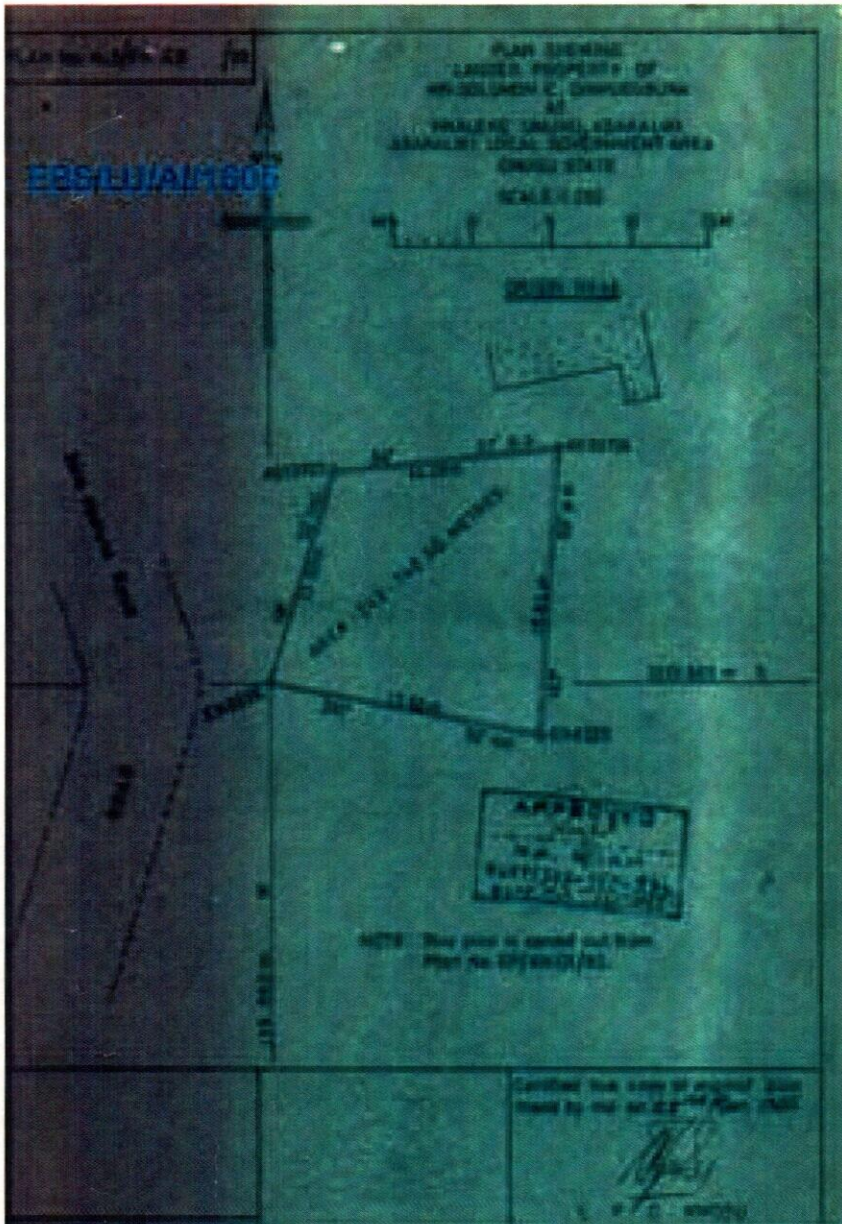
Title Holder: SOLOMON CHIKAODINAKA ONWUEGBUNA

Old File Number: EBS/LU/AI/1605 New File Number: PAL/1794

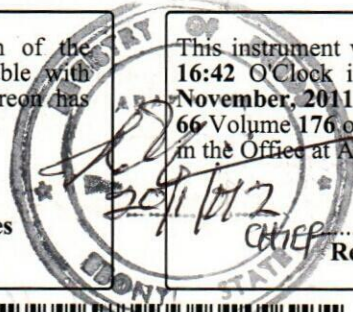
Survey Plan No: NLS/EB 57/95

Property Description: PROPERTY AT NKALEKE UNUHU ABAKALIKI IN ABAKALIKI L.G.A EBONYI STATE.

NIGERIA  
ONE HUNDRED  
Naira  
STAMP DUTIES



<p>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.</p> <p>(SGD) OBASI B O Commissioner For Stamp Duties 0054619 OF 22/11/010</p>	<p>This instrument was delivered for registration at 16:42 O'Clock in the AFTERNOON on 30th November, 2011 and registered as No 66 at page 66 Volume 176 of the Ministry of Lands Registry in the Office at Abakaliki</p> <p><i>[Signature]</i> CHIEF Registrar of Deeds</p>
--	--



CERTIFIED TRUE COPY  
CHIEF REGISTRAR OF DEEDS

PAL/1794  
19/01/012



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF** PAL/1794

M  
**SOLOMON .C.ONWUEGBUNA**

All that parcel of land at NKALEKE UNUHU in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 243.548 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. NLS/EB 57/95 (Tracing No. -) the boundaries of which are described below.

Starting at concrete pillar marked EN 833E the coordinates of which are: 2201.865 Metres South and 136.580 Metres West 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		To
		Degree (°)	Minute (')	Length		
	EN 833E	18	02	13.50		AS93723
	AS93723	84	37	14.28		AS93724
	AS93724	183	50	17.83		EN832E
	EN832E	281	52	17.58		EN833E
						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

\*\*\*\*\*