

Nº 0001024



EBs/Lu/A1/1653

A1/SUR/NW/100/4/2012/ERBSG

EBONYI STATE OF NIGERIA

Feb/18/12 No. 38

VOL: 195

PAGE 38

Certificate of Occupancy

LDR No:.....

File No: PAL/1803

This is to certify that OBIADI EBERE THERESA AND OBIADI EBERE ANTHONIA of NO 171 OGOJA ROAD ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY KNOWN AS 171 OGOJA ROAD ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. NW/EB104/2010 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) 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: N688.00 (SIX HUNDRED AND EIGHTY EIGHT 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 22th day of March 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] Signature of Witness [Signature]

Name of Witness Nwanneke J.N. Occupation of Witness Civil Servant

Address Ministry of Lands, Survey & Housing Abakaliki

PLOT 372 BLOCK 'H' INYIMAGU ABAKALIKI

7/3/12



Title Holder: OBIADI EBERE THERESA AND OBIADI EBERE ANTHONIA

Old File Number: EBS/LU/AI/1653 New File Number: PAL/1803

Survey Plan No: NW/EB104/2010

Property Description: PROPERTY KNOWN AS 171 OGOJA ROAD ABAKALIKI

NIGERIA  
*one hundred*  
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.

*Oguz B.D.*  
Commissioner For Stamp Duties  
0075263 of 01/03.2011

This instrument was delivered for registration at 13:30 O'Clock in the AFTERNOON on 29th February, 2012 and registered as No 38 at page 38 Volume 195 of the Ministry of Lands Registry in the Office at Abakaliki

*[Signature]*  
Registrar of Deeds



*[Signature]* 3/12/12

CERTIFIED TRUE COPY  
*[Signature]*  
REGISTRAR OF DEEDS



## EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



### SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/1803

**THERESA EBERE OBIADI AND EBERE OBIADI**

All that parcel of land at **PLOT 372 BLK H INYIMAGU** in the **ABAKALIKI**  
**L/OUT ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately  
**687,500** Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

**NW/EB104/2010**

(Tracing No. \_\_\_\_\_) the

boundaries of which are described below.

Starting at concrete pillar marked **SC-EBF4966E** the coordinates of which are:

**25513.615** Metres North and **630839.033** Metres East of a concrete pillar marked

**NIG.NAT** the origin of **NAT. ZERO** 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		
	SC-EBF4966E	20	08	22.17		SC-EBF4967E
	SC-EBF4967E	105	10	28.64		SC-EBF4962E
	SC-EBF4962E	192	21	21.69		EBS6489B
	EBS 6489B	216	54	00.31		SC-EBF4963E
	SC-EBF4963E	276	02	07.05		SC-EBF4964E
	SC-EBF4964E	285	47	19.48		SC-EBF4965E
	SC-EBF4965E	293	54	05.12		SC-EBF4966E
						<i>The Starting point</i>

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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