

Nº 0000213



EBONYI STATE OF NIGERIA

No. 25

Vol: 133

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Jan/10/2011

Certificate of Occupancy

LDR No:.....

File No: PAL/192

This is to certify that DUNSTAN NWOGBAGA of NO 30 IGWORIE STREET (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY SITUATE AT NDIEBOR AGBAJA UNUHU (OPPOSITE OCHIUDO CITY) ABAKALIKI, ABAKALIKI LOCAL GOVERNMENT AREA. EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. CSC/EB177/2009 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.

- 1(a) RENT: N950.00 (NINE HUNDRED AND FIFTY 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 tenable 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.

3/6/2011

GIVEN under my hand this 22nd March 2011 day of.....

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.

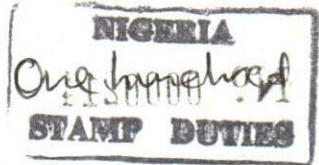
Signature of Holder / Holders Signature of Witness

Name of Witness Nwozor Budget O. Occupation of Witness Civil Servant

Address Ministry of Lands, Survey & Housing Abakaliki

11/8/2011



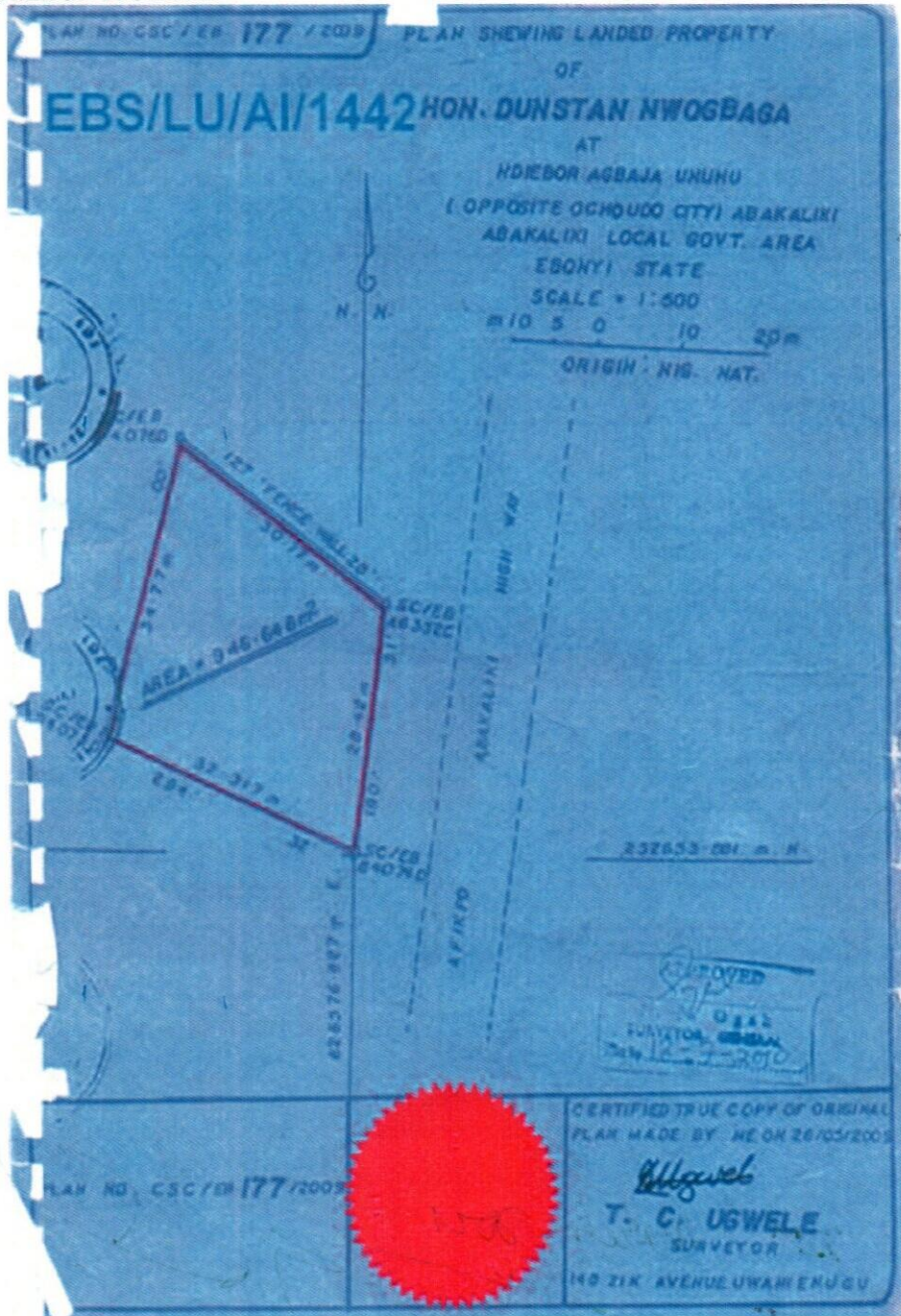


Title Holder: DUNSTAN NWOGBAGA

Old File Number: EBS/LU/AI/1442 New File Number: PAL/192

Survey Plan No: CSC/EB177/2009

Property Description: PROPERTY SITUATE AT NDIEBOR AGBAJA UNUHU (OPPOSITE OCHIUDO CITY)ABAKALIKI, ABAKALIKI LOCAL GOVERNMENT AREA.EBONYI STATE.



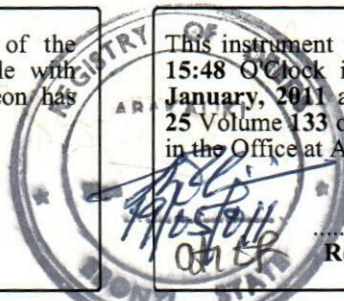
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(Sgd) Obasi B A

Commissioner For Stamp Duties TRV 0051895 OF 30/7/10

This instrument was delivered for registration at 15:48 O'clock in the AFTERNOON on 17th January, 2011 and registered as No 25 at page 25 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

(Sgd) [Signature]
Registrar of Deeds



CERTIFIED TRUE COPY
(Sgd) [Signature]
CHIEF REGISTRAR OF DEEDS



P A L / 1 9 2

Palma 12/5/11



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/192

DUNSTAN NWOGBAGA

All that parcel of land at **NDIEBOR AGBAJA** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **946.648**

Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **CSC/EB177/2009** (Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked **SC/EBB4074D** the coordinates of which are:

252653.881 Metres North and **626576.827** Metres East of a concrete pillar marked

NIG.NAT the origin of **NIGERIAN** 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/EB4074D	294	32	32.32		SC/EBB4075D
	SC/EB4075D	77	00	34.77		SC/EBB4076D
	SC/EBB4076D	127	28	30.77		SC/EBA6352C
	SC/EBA6352C	190	31	28.42		SC/EBB4074D

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
