

Nº 0000306



EBONYI STATE OF NIGERIA

Mar/21/11 No. 64

VOL: 133

EB/SLW/AT/1482
PAGE 64

Certificate of Occupancy

LDR No:.....

File No: PAL/197

This is to certify that ANGELINA OKEREKE OHUCHE of NO 1 JOHN OTOZI STREET KPIRIKPIRI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT OBEGU UDEKU AMIKE-ABA EBONYI L.G.A described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB859/2003 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: N465.00 (FOUR 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
- (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 (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 21st day of May 2011

[Handwritten signature]

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) 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 *Nworie Benjamin Uche* Occupation of Witness *Civil Servant*

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

15/06/11

24/5/11



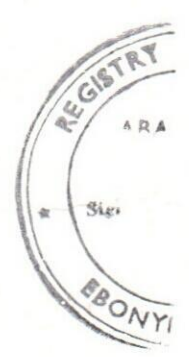
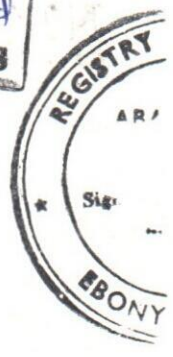
Title Holder: ANGELINA OKEREKE OHUCHE

Old File Number: EBS/LU/AI/1482 New File Number: PAL/197

Survey Plan No: OTE/EB859/2003

Property Description: LAND AT OBEGU UDEKU AMIKE-ABA EBONYI L.G.A

NIGERIA
One hundred
STAMP DUTIES

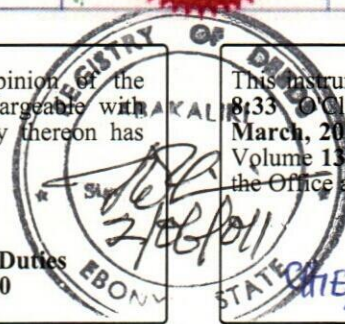


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(sgd) *Obasi B O*
Commissioner For Stamp Duties
(0039191) OF 7/9/2010

This instrument was delivered for registration at 8:33 o'clock in the FORENOON on 1st March, 2011 and registered as No 64 at page 64 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Chief Registrar of Deeds



CERTIFIED TRUE COPY
Chief
REGISTRAR OF DEEDS



Paloma
2/1/2011



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



DESCRIPTION OF LANDED PROPERTY OF PAL/197

ANGELINA OKEREKE OHUCHE

OBEGU UDEKE AMIKE ABA

All that parcel of land situated at _____ in the **EBONYI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **462.916** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **OTE/EB859/2003** (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked **SC-EBA4328A** the coordinates of which are: **2219.812** Metres North and **256.343** 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		
	SC/EBA4328A	84	44	30.53		SC/EBA4329A
	SC/EBA4329A	166	50	15.40		SC/EBA4326A
	SC/EB4326A	265	02	30.50		SC/EBA432A
	SC/EBA4327A	346	38	15.25		SC/EBA4328A

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

[Signature]
For Surveyor-General
 Ebonyi State of Nigeria
