

No. 0000994



EBS/4/A/1401

EBONYI STATE OF NIGERIA

Mar/13/1011

No. 99

A/SUR/NO/29/3/2012/EBS 9
Vol: 133

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Certificate of Occupancy

LDR No:.....

File No: PAL/202

This is to certify that **FREDRICK AJA, EMMANUEL AJA AND LEONARD AJA** of **NO 23 UDENSI STREET** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT 23 UDENSI STREET ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. HT/EB 19/2010** 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: **N1,075.00 (ONE THOUSAND AND SEVENTY-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 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.

27/06/12

GIVEN under my hand this 5th 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 of Witness Hope

Name of Witness Nwoie B.U Occupation of Witness Civil Servant

Address Min. of Lands, Survey and Housing Abakaliki

31/07/12



Title Holder: FREDRICK AJA, EMMANUEL AJA AND LEONARD AJA

Old File Number: EBS/LU/AI/1401 New File Number: PAL/202

Survey Plan No: HT/EB 19/2010

Property Description: LAND AT 23 UDENSI STREET ABAKALIKI

NIGERIA
One Hundred
Name
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) Ohasi B.O
Commissioner For Stamp Duties
(0039150) OF 2/0/2010

This instrument was delivered for registration at 12:18 O'Clock in the AFTERNOON on 28th March, 2011 and registered as No 99 at page 99 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds

CERTIFIED TRUE COPY
C.D.O. *[Signature]*
REGISTRAR OF DEEDS



PAL/202
[Signature] 2/8/12



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/202

FREDRICK AJA, EMMANUEL AJA AND LEONARD AJA

All that parcel of land at NO 23 UDENSI STREET in the EBONYI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 1073.753 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. HT/EB 19/2010 (Tracing No.) the boundaries of which are described below.

Starting at concrete pillar marked SCEBA 7485A the coordinates of which are: 319.310 Metres South and 774.932 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		
	SCEBA 7485A	116	30	33.20		SCEBA 7486A
	SCEBA 7486A	208	00	13.50		SCEBA 1464A
	SCEBA 1464A	273	00	4.50		SCEBK 9236D
	SCEBK 9236D	202	30	25.50		SCEBK 9237D
	SCEBK 9237D	286	02	8.15		SCEBK 9238D

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
