

Nº 0000685



EBS/LU/17/1419

EBONYI STATE OF NIGERIA

Mar/19/011

No. 92

AT SUR/NO/53/6/2012/EBS9  
Vol: 133

PAGE 92

Certificate of Occupancy

LDR No:.....

File No: PAL/209

This is to certify that **ALPHONSUS IFEANYI NWABUEZE** of **NO 1 UDEMEZUE STREET** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT PLOT 352 AZUIYIUDENE ABAKALIKI L.G.A** described in the Schedule and more particularly marked and delineated in the **PLAN NO. NLS/AN 385/86** 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: **N570.00 (FIVE HUNDRED AND SEVENTY 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 tenatable 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.

210/8012

GIVEN under my hand this 16th day of Apr 2012

*[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) 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]* ..... Signature of Witness ..... *[Signature]* .....

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

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

11/07/012



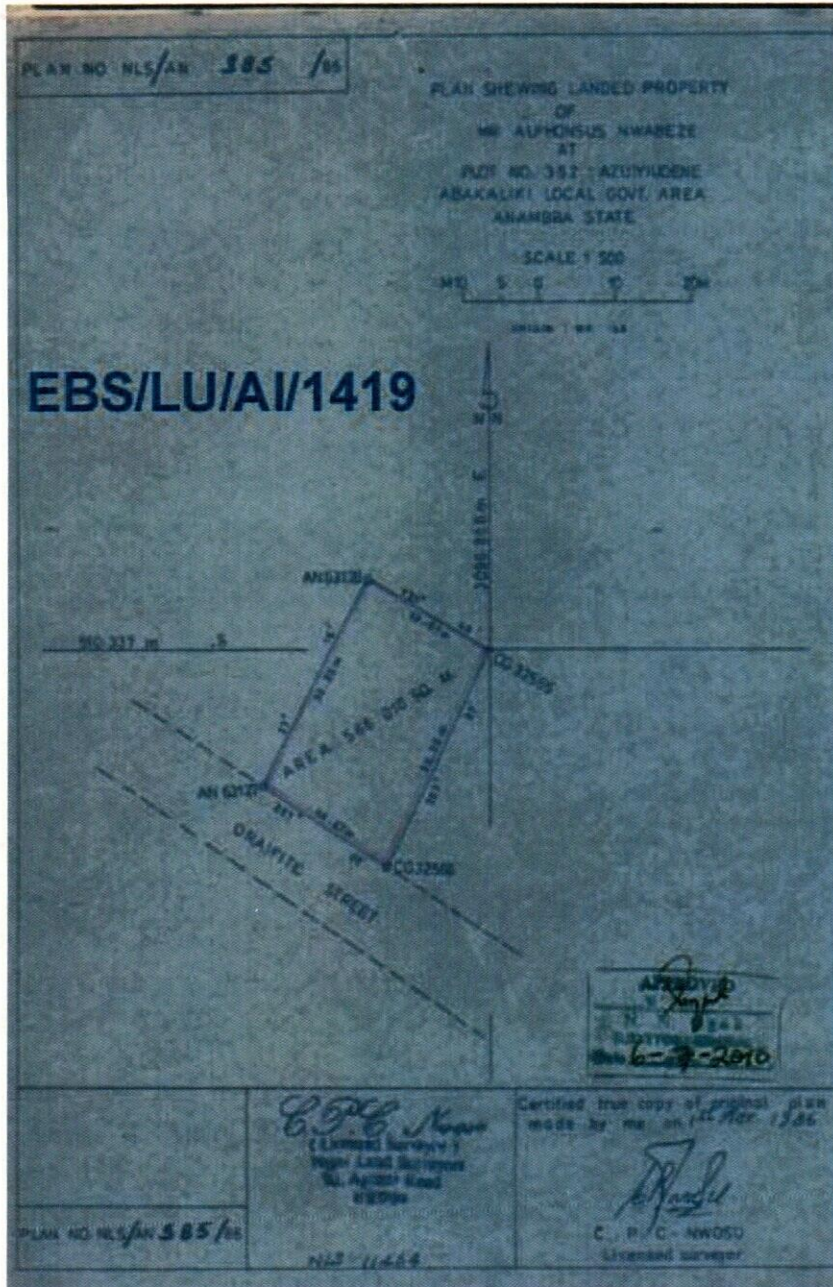
Title Holder: ALPHONSUS IFEANYI NWABUEZE

Old File Number: EBS/LU/AI/1419 New File Number: PAL/209

Survey Plan No: NLS/AN 385/86

Property Description: LAND AT PLOT 352 AZUIYIUDENE ABAKALIKI L.G.A

Stamp: NIGERIA ONE HUNDRED Naira 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  
(0028951) OF 2/8/2010

This instrument was delivered for registration at 8:51 O'Clock in the FORENOON on 25th March, 2011 and registered as No 92 at page 92 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

15/07/12  
Registrar of Deeds

Stamp: TRUE COPY REGISTRAR OF DEEDS



Handwritten: 11/07/12



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/209**

**ALPHONSUS IFEANYI NWABUEZE**

All that parcel of land at **PLOT 352 AZUIYIUDENE** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **566.010**

Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

**NLS/AN385/86**

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

boundaries of which are described below.

Starting at concrete pillar marked **CG32565** the coordinates of which are:

**510.337** Metres South and **3096.868** Metres East of a concrete pillar marked

**NIG. NAT** the origin of **NIGERIA** cadastral surveys. The boundaries run

in straight lines the bearings and length of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	CG32565	207	37	30.30	CG32568
	CG32568	301	39	18.67	AN63127
	AN63127	27	16	30.30	AN63128
	AN63128	121	40	18.67	CG32565
	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

\*\*\*\*\*