

Jan 16/12
Nº 0002328



FBS/K/A/1/1855

EBONYI STATE OF NIGERIA

NO. 10

VOL: 148

PAGE 10

Certificate of Occupancy

LDR No:.....

File No: PAL/2093

This is to certify that **ONWE ROMANUS** of **UDENYI VILLAGE, NKOMORO COMMUNITY, EZZA NORTH** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT UFUMBA OKPOKU, OKPOSI COMMUNITY IN EZZA NORTH L.G.A EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB295/2001** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 13** 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.

10191073

- 1(a) RENT: **N11,130.00 (ELEVEN THOUSAND ONE HUNDRED AND THIRTY 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/COMMERCIAL**

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 or to be erected hereafter thereon for any purpose other than that specified in these presents.
- (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 **DIRECTOR LANDS** 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 12th day of August 2013

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 R. Onu Signature of Witness [Signature]

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

Address Ministry of Lands, Survey & Housing
10/9/13

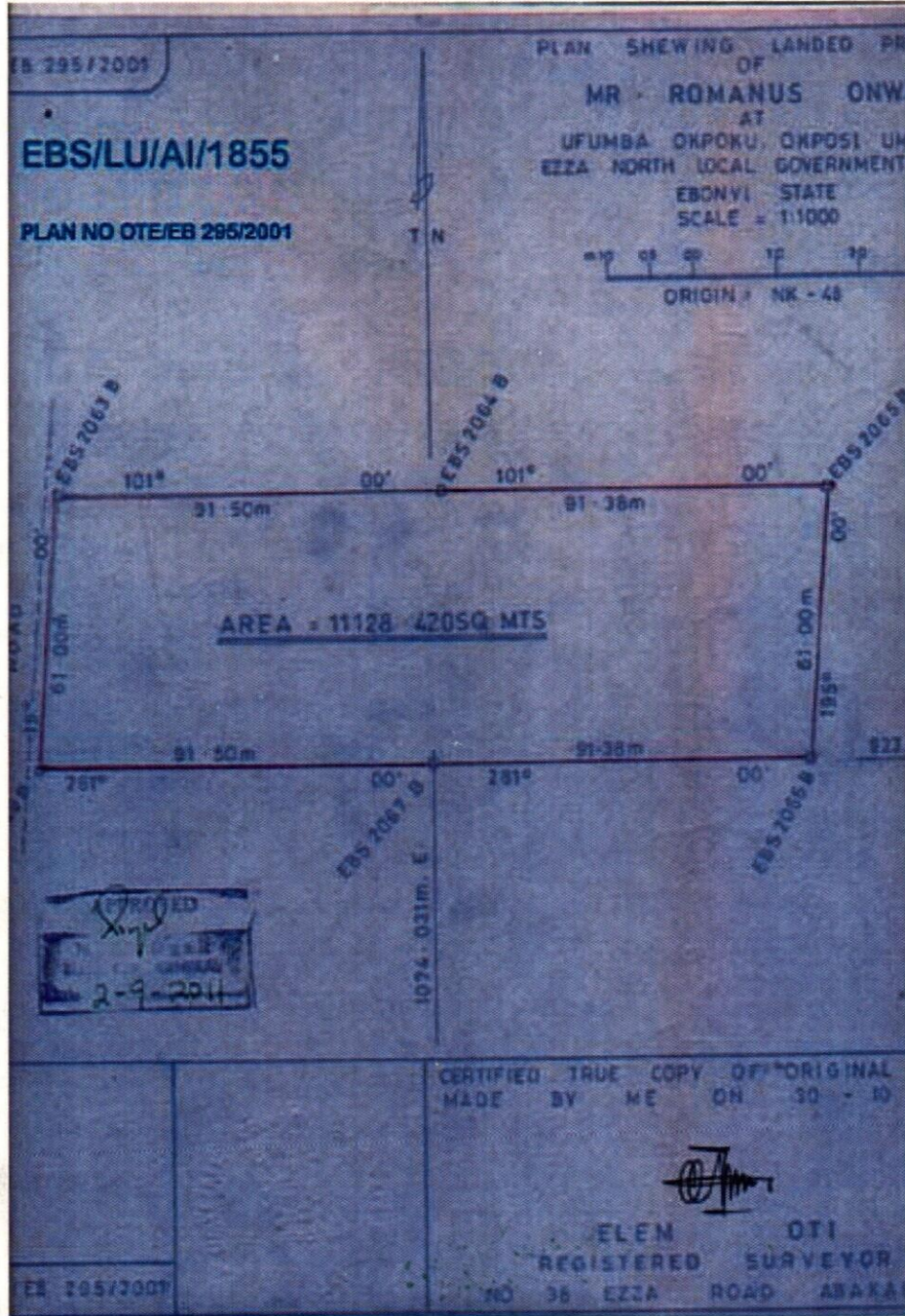
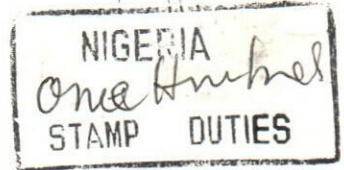


Title Holder: ONWE ROMANUS

Old File Number: EBS/LU/AI/1855 New File Number: PAL/2093

Survey Plan No: OTE/EB295/2001

Property Description: LAND AT UFUMBA OKPOKU, OKPOSI COMMUNITY IN EZZA NORTH L.G.A 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.

(Signature)
 Commissioner For Stamp Duties
 RCR NO 132636 OF 6/9/011

This instrument was delivered for registration at 12:59 O'Clock in the AFTERNOON on 27th January, 2012 and registered as No 10 at page 10 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

(Signature)
 Registrar of Deeds

CERTIFIED TRUE COPY
 REGISTRAR OF DEEDS



10109273



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL /2093

ROMANUS ONWE

All that parcel of land a **UFUMAB OKPOKU, OKPOSI, UMUOGHARA** in the **EZZA NORTH** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **1128.420** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **OTE/EB 295/2001** (Tracing No. -) the boundaries of which are described below.

Starting at concrete pillar marked **EBS 2067B** the coordinates of which are: **923.620** Metres North and **1074.031** 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		
	EBS 2067B	281	00	91.50		EBS 2068B
	EBS 2068B	15	00	61.00		EBS 2063B
	EBS 2063B	101	00	91.50		EBS 2064B
	EBS 2064B	101	00	91.38		EBS 2065B
	EBS 2065B	195	00	61.00		EBS 2066B
	EBS 2066B	281	00	91.38		EBS 2067B
			THE	STARTING		POINT

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

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 FOR SURVEYOR - GENERAL
 EBONYI STATE OF NIGERIA
