

Feb/89/012  
Nº 0002223



EB8/LU/A1/1915

EBONYI STATE OF NIGERIA

No. 06

Vol: 195

Page 06

Certificate of Occupancy

LDR No:.....

File No: PAL/2128

This is to certify that **EMEKA ALITUMO ALEGU** of **ISOHUMMIRI EZEKUNA COMM. ISHIELU L.G.A** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **ALL THAT PIECE/PARCEL OF LAND SITUATE AND CALLED NDUONEGU NTEZI ABA** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 402/2007** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2013** 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: **N680.00 (SIX HUNDRED AND EIGHTY 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 or 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 (NIL)**
- (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 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 ..... Signature of Witness .....

Name of Witness Nwoye B. U Occupation of Witness Civil Service

Address Min. of Lands, Survey and Housing Abakaliki

30/5/13



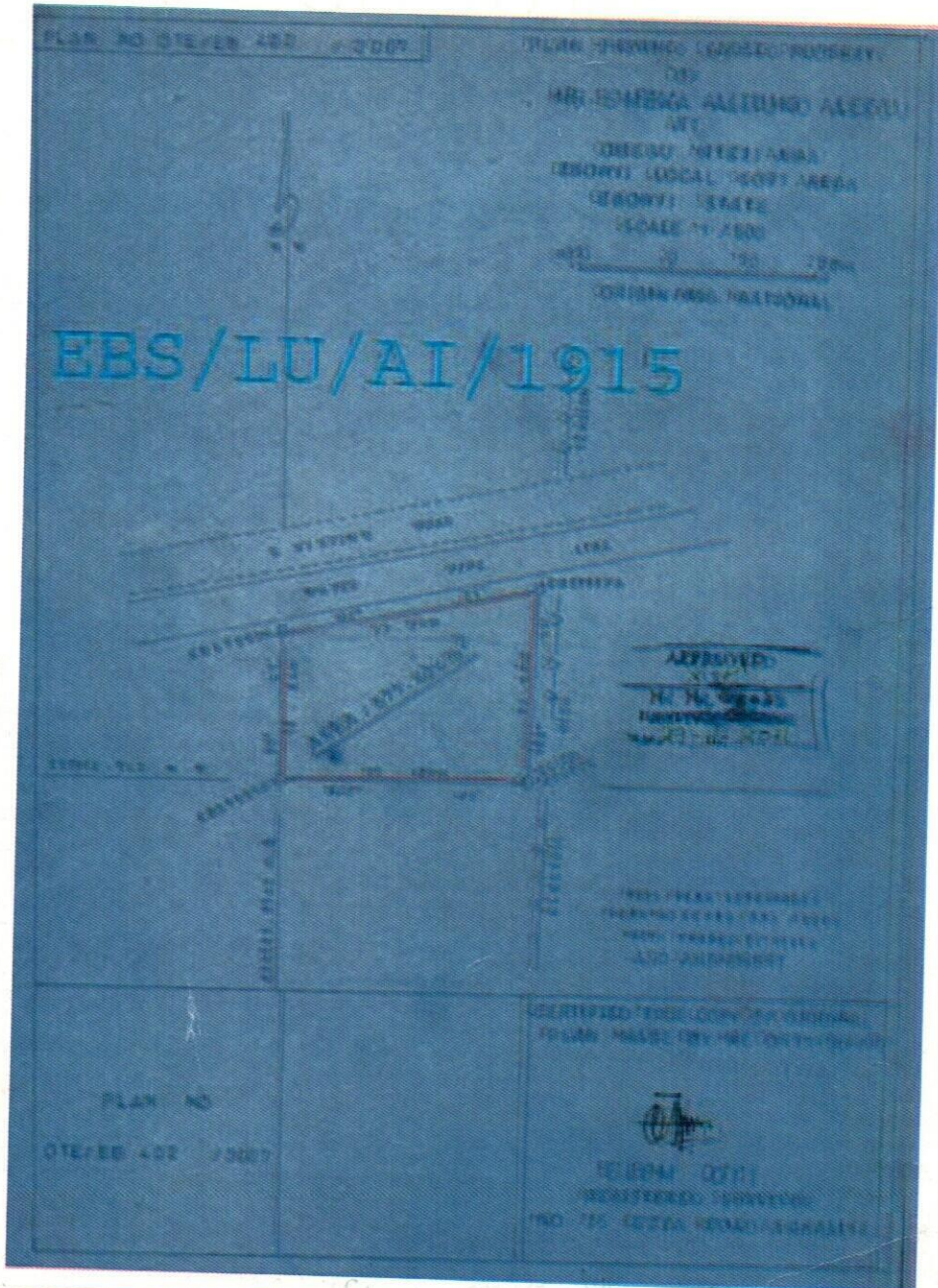
Title Holder: EMEKA ALITUMO ALEGU

Old File Number: EBS/LU/AI/1915 New File Number: PAL/2128

Survey Plan No: OTE/EB 402/2007

Property Description: ALL THAT PIECE/PARCEL OF LAND SITUATE AND CALLED NDUONEGU NTEZI ABA

one hundred  
Abia only



The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of NN100.00 and the duty thereon has been assessed accordingly.

(Sgd) Obasi B.O  
Commissioner For Stamp Duties  
0191177 OF 9/12/011

This instrument was delivered for registration at 11:9 O'Clock in the FORENOON on 21st February, 2012 and registered as No 16 at page 16 Volume 195 of the Ministry of Lands Registry in the Office at Abakaliki

19/2/2012  
Registrar of Deeds

COPIED TRUE COPY  
REGISTRAR OF DEEDS



5/6/13



# EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

## SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2128

### EMEKA ALITUMO ALEGU

All that parcel of land at OBEGU NTEZI ABA in the EBONYI

Local Government Area of the Anambra State of Nigeria, containing an Area of approximately

677.434

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

OTE/EB402/2007

(Tracing No. NIL), the

boundaries of which are described below.

Starting at concrete pillar marked EBS7981A the coordinates of which are

257932.742

Metres North and

624763.9742

Metres East of a concrete pillar marked

NIG. NAT.

the origin of ZERO

cadastral surveys. The boundaries run

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

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	EBS7981A	00	41	18.64	EBS7982A
	EBS7982A	80	21	33.24	EBS7983A
	EBS7983A	183	11	23.58	SC/EBA0450C
	SC/EBA0450C	268	48	31.69	EBS7981A
		The	Starting	Point	

All property beacons are concrete pillars, all bearings and lengths approximate and all bearings are referred to National North.

*[Signature]*  
For Surveyor-General  
Anambra State of Nigeria

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