

Nº 0001116



EBONYI STATE OF NIGERIA

Mar/88/012
No. 14

EBS/LULA/1239
Vol: 148

PAGE 14

Certificate of Occupancy

LDR No:.....

File No: PAL/2339

This is to certify that ONWUEGBUNA ONUORA FELIX of NO 1A NNA STREET ABAKALIKI,EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT NO 78 B IN BLOCK NO 'A' ABAKPA OTHERWISE KNOWN AS NO 56 OGOJA ROAD ABAKALIKI,ABAKALIKI LOCAL GOVERNMENT AREA described in the Schedule and more particularly marked and delineated in the PLAN NO. PLAN NO NW/EB 017/2009 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: N1,291.00 (ONE THOUSAND TWO HUNDRED AND NINETY ONE 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: **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 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 (NOT APPLICABLE)
- (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 30th day of April 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) 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 UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS SURVEY AND HOUSING ABAKALIKI

5/5/012

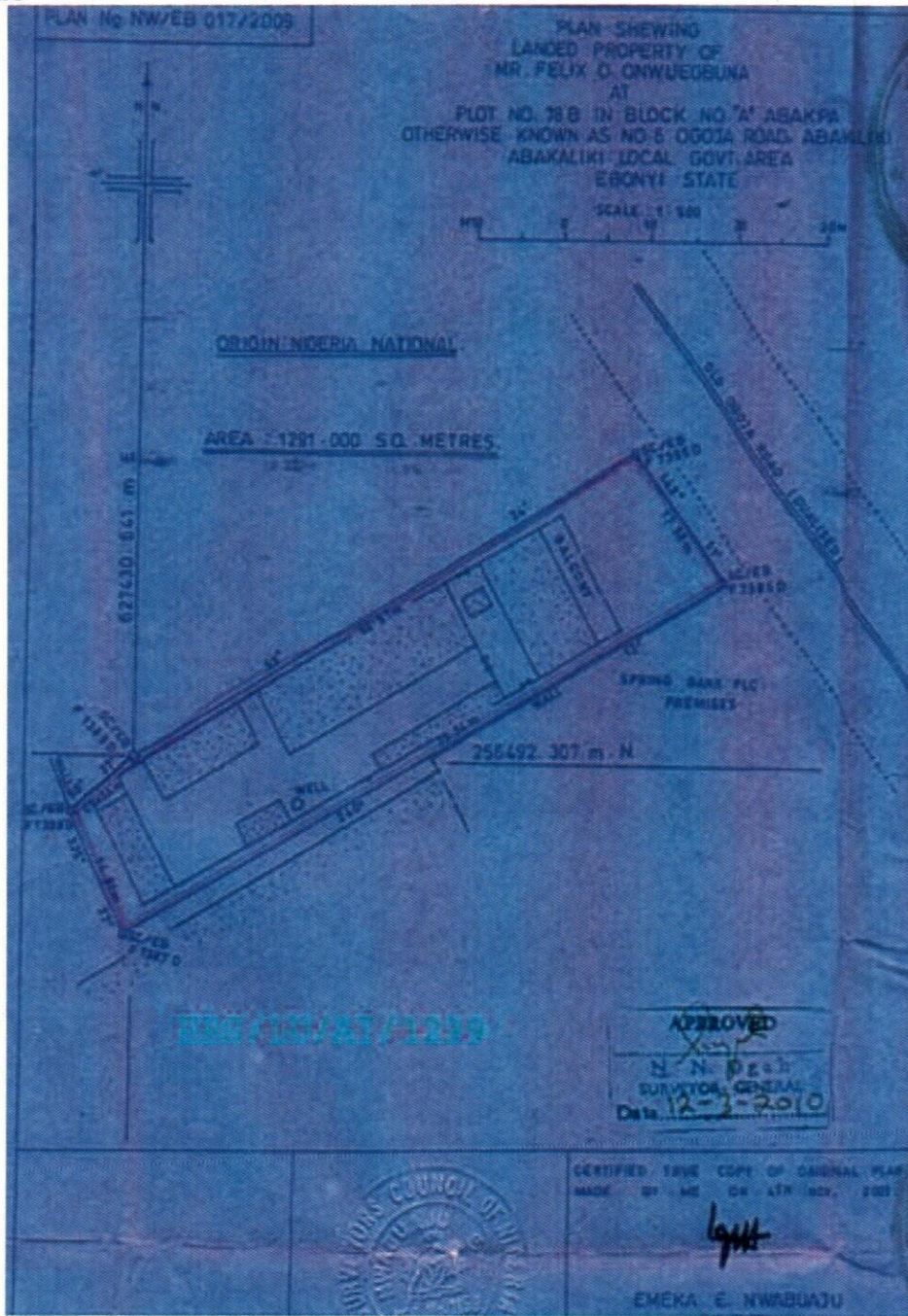
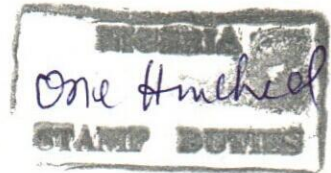


Title Holder: ONWUEGBUNA ONUORA FELIX

Old File Number: EBS/LU/AI/1239 New File Number: PAL/2339

Survey Plan No: PLAN NO NW/EB 017/2009

Property Description: PLOT NO 78 B IN BLOCK NO 'A' ABAKPA OTHERWISE KNOWN AS NO 56 OGOJA ROAD ABAKALI, ABAKALI LOCAL GOVERNMENT AREA



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 0008868 OF 30/3/010

This instrument was delivered for registration at 10:49 O'Clock in the FORENOON on 13th March, 2012 and registered as No 14 at page 14 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

(Signature)
Registrar of Deeds



P A L / 2339



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/

FELIX ONWUEGBUNA

All that parcel of land at **ABAKPA OGOJA ROAD** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **1291.000**

NW/EB 017/2009

(Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked **SCEB F7389D** the coordinates of which are:

256492.307 Metres North and **627430.641** Metres East of a concrete pillar marked

NIG.NAT

NAT.ZERO

the origin of 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		
	SCEB F7389D	59	24	66.57		SCEB F7385D
	SCEB F7385D	142	51	17.38		SCEB F7386D
	SCEB F7386D	240	12	79.34		SCEB F7387D
	SCEB F7387D	335	27	14.81		SCEB F7388D
	SCEB F7388D	50	37	09.34		SCEB F7389D
			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
