

Nº 0000675



EBONYI STATE OF NIGERIA

NO. 68
Mar/4/01

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PAGE 68
EBS/LU/A/1095

Certificate of Occupancy

LDR No:.....

File No: PAL/234

This is to certify that **LAZARUS OMEJE** of **NO 11 NNODO STREET** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT ENYIBICHIRI VILLAGE OKPOSHI UMUOGHARA EZZA NORTH L.G.A** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 307/2008** 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: **N1,160.00 (ONE THOUSAND ONE HUNDRED AND SIXTY 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.

15/2/012

GIVEN under my hand this 15th day of Dec 2011

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

Name of Witness Occupation of Witness

Address MINISTRY OF LANDS, SURVEY & HOUSING, ABAKALIKI

25/01/012



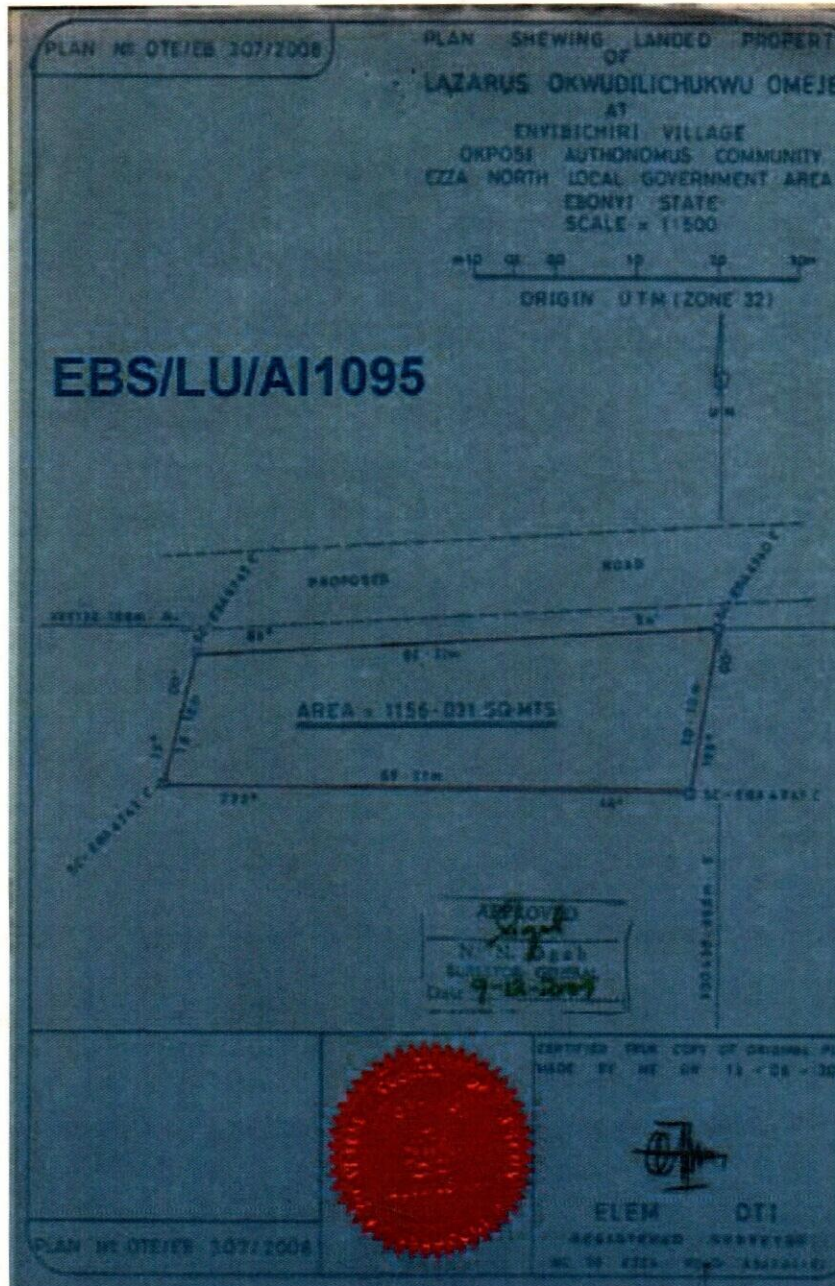
Title Holder: LAZARUS OMEJE

Old File Number: EBS/LU/AI/1095 New File Number: PAL/234

Survey Plan No: OTE/EB 307/2008

Property Description: LAND AT ENYIBICHIRI VILLAGE OKPOSHI UMUOGHARA EZZA NORTH L.G.A

Stamp Duties
One hundred and ninety Naira



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) Obaghi B.O
Commissioner For Stamp Duties
(0051383) OF 25/10/10

This instrument was delivered for registration at 13:30 O'clock in the AFTERNOON on 10th March, 2010 and registered as No 68 at page 68 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



CERTIFIED TRUE COPY
CHIEF REGISTRAR OF DEEDS

27/07/072



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

DESCRIPTION OF LANDED PROPERTY OF PAL/234

M
LAZARUS OMEJE

All that parcel of land at ENYIBICHIRI VILLAGE OKPOSHI UMUOGHARA in the EZZA NORTH

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 1156.031 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. OTE/EB 307/2008 (Tracing No. -) the boundaries of which are described below.

Starting at concrete pillar marked SC/EBA4743C the coordinates of which are: 397136.188 Metres North and 700496.986 Metres East of a concrete pillar marked U.T.M the origin of ZONE 32 cadastral surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing Degree (°)	Minute (')	Lengths in: M Length	To
	SC/EBA4740C	195	00	20.10	SC/EBA4741C
	SC/EBA4741C	272	44	65.27	SC/EBA4742C
	SC/EBA4742C	15	00	16.15	SC/EBA4743C
	SC/EBA4743C	89	24	66.22	SC/EBA4740C
			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
