

Nº 0001185

May 23/12



EBONYI STATE OF NIGERIA

EBs/Lu/A/1970

Certificate of Occupancy

LDR No:.....

File No: PAL/2487

This is to certify that AWOO KENECHUKWU KINGGSLEY of NO 13B UMUOBOM STREET ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY SITUATE AT NKALIKI UNUHU ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 427/2005 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: N590.00 (FIVE HUNDRED AND NINETY 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 tenantable 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 N0.00 (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.

1408/012

GIVEN under my hand this..... day of May 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) 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 OKPARA DANIEL Occupation of Witness Civil Servant

Address Ministries of Lands, Survey and Housing At

23/4/12



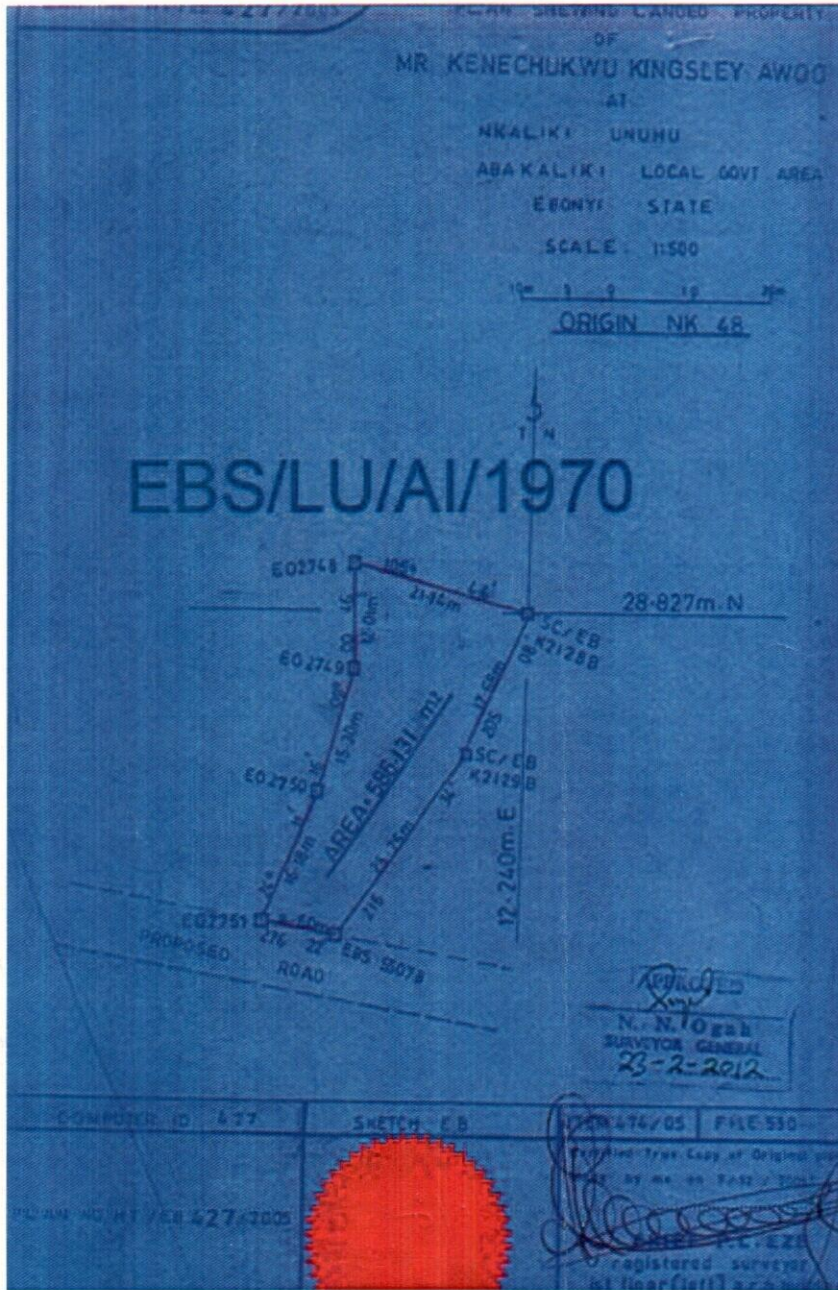
Title Holder: AWOO KENECHUKWU KINGGSLEY

Old File Number: EBS/LU/AI/1970 New File Number: PAL/2487

Survey Plan No: HT/EB 427/2005

Property Description: PROPERTY SITUATE AT NKALIKI UNUHU ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE.

NIGERIA
one hundred
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) Osasi
Commissioner For Stamp Duties
0124498 OF 20/03/012

This instrument was delivered for registration at 10:56 O'Clock in the FORENOON on 30th March, 2012 and registered as No 98 at page 98 Volume 195 of the Ministry of Lands Registry in the Office at Abakaliki

(Sgd)
Registrar of Deeds



P A L / 2 4 8 7

CHIEF REGISTRAR OF DEEDS

A/A
24/04/2012





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2487AWOO KENECHUKWU KINGSLEY

All that parcel of land at NKALIKI UNUHU in the ABAKALIKI

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

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

HT/EB 427/2005

(Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked SCEBK 2128B the coordinates of which are:

28.827 Metres North and 12.240 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		
	SCEBK 2128B	205	08	17.68		SCEBK 2129B
	SCEBK 2129B	216	34	25.75		EBS 5507B
	EBS 5507B	276	22	8.60		EO 2751
	EO 2751	24	11	16.18		EO 2750
	EO 2750	16	09	15.30		EO 2749
	EO 2749	00	46	12.01		EO 2748
	EO 2748	105	44	21.14		SCEBK 2128B
		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
