

No. 0001176



EBONYI STATE OF NIGERIA

Mar/25/12

No. 1

Vol: 212

EBS/LUL/A/1259
PAGE 1

Certificate of Occupancy

LDR No:.....

File No: PAL/2512

This is to certify that ONWUDIWE EMEKA CHRIS of NO 2 ANETO ONWUDIWE STREET, UPPER NORTH, TRANS-
EKULU PHASE V, ENUGU, ENUGU STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of
PLOT AT NKALIKI ACHARA UNUHU, ABAKALIKI, EBONYI LOCAL GOVERNMENT AREA described in the Schedule
and more particularly marked and delineated in the PLAN NO. NLS/EB 040/2007 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: N2,840.00 (TWO THOUSAND EIGHT HUNDRED AND FORTY 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 tenable 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.

2/5/12

GIVEN under my hand this 10th 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) 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 UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI



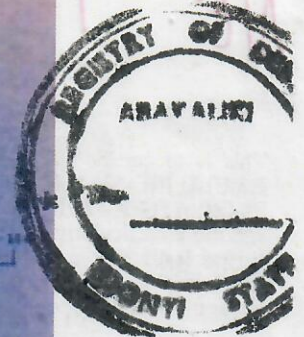
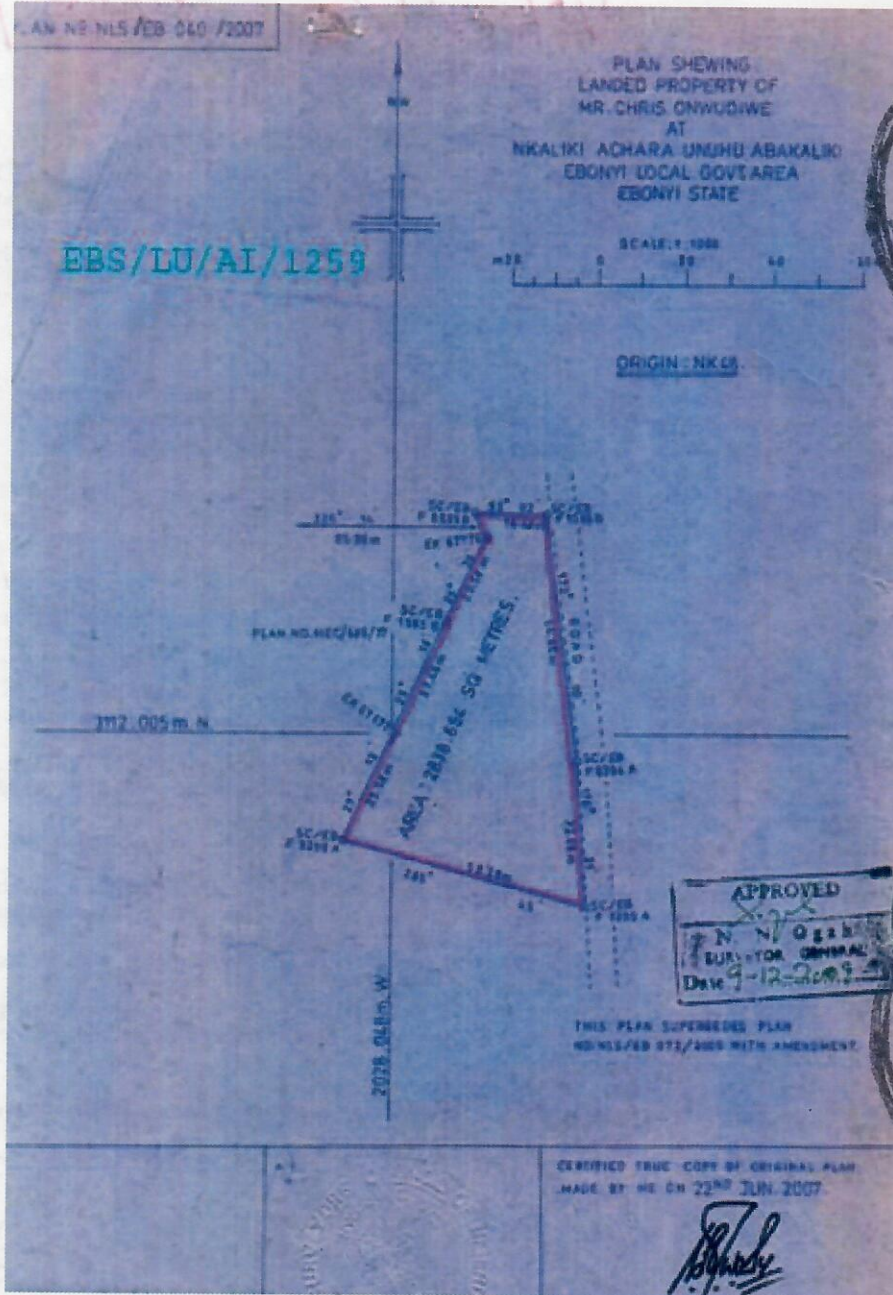
Title Holder: ONWUDIWE EMEKA CHRIS

Old File Number: EBS/LU/AI/1259 New File Number: PAL/2512

Survey Plan No: NLS/EB 040/2007

One hundred
naira
STAMP DUTIES

Property Description: PLOT AT NKALIKI ACHARA UNUHU, ABAKALIKI, EBONYI LOCAL GOVERNMENT AREA



APPROVED
 F. N. N. OGBURN
 REGISTRAR GENERAL
 DATE 9-12-2007



CERTIFIED TRUE COPY OF ORIGINAL PLAN
 MADE BY ME ON 22ND JUN. 2007

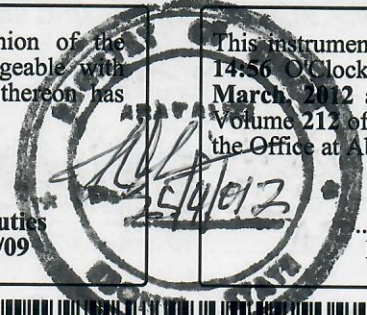
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(sgd) O. B. A. S. T. B. D.

Commissioner For Stamp Duties
 RCR NO 0200800 OF 29/9/09

This instrument was delivered for registration at 14:56 O'clock in the AFTERNOON on 30th March, 2012 and registered as No 1 at page 1 Volume 212 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



CERTIFIED TRUE COPY
 Chief Registrar of Deeds

Bohron
 25/4/12



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2512

MR CHRIS ONWUDIWE

All that parcel of land at NKALIKI ACHARA UNUHU in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 2,838.654 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. NLS/EB 040/2007 (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked EK 67177 the coordinates of which are: 3112.005 Metres North and 2028.048 Metres West 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		
	EK 67177	25	38	27.48		SC-EBF1565B
	SC-EBF1565B	25	38	20.58		EK 67176
	EK 67176	336	14	5.96		SC-EBF8599B
	SC-EBF 8599B	92	02	16.43		SC-EBF1566B
	SC-EBF1566B	172	00	54.66		SC-EBF9294A
	SC-EBF9294A	176	31	32.68		SC-EBF9295A
	SC-EBF9295A	285	45	58.28		SC-EBF9296A
	SC-EBF9296A	27	12	25.58		EK 67177
				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
