April SELJI

LDR No:



IBS/LU/A1/1807

EBONYI STATE OF NIGERIA

Certificate of Occupancy

This is to certify that UCHENNA JACOB ELENDU of NO 12 IBAJI STREET ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT ANANTI NKALEKE UNUHU IZZI, ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB1071/2009 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST LANUARY 2012 subject to the provision of the LANUARY 2012 subject to the LANUARY 2012 subject to the lanuary 2012 subject to the lanuary 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: N420.00 (FOUR HUNDRED AND TWENTY 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 (ONE MILLION) 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)

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.

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 UGBALA SUNDAY - J. Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI



mhalin

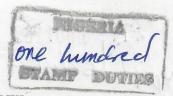
Title Holder: UCHENNA JACOB ELENDU

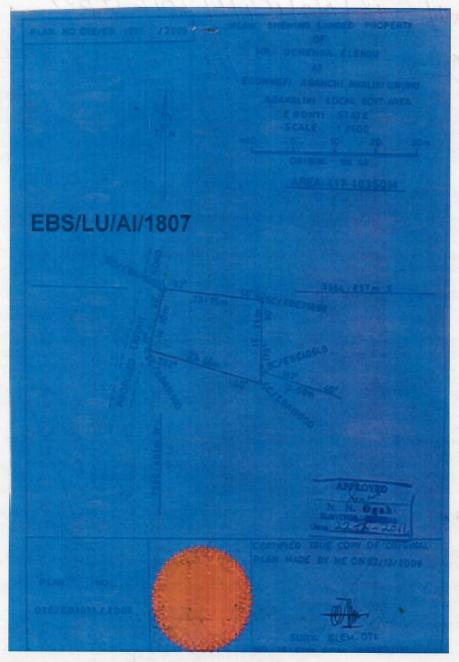
Old File Number: EBS/LU/AI/1807 New File Number: PAL/2527

Survey Plan No: OTE/EB1071/2009

Property Description: LAND AT ANANTI NKALEKE UNUHU IZZI, ABAKALIKI

LOĈAL GOVERNMENT AREA, EBONYI STATE.







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.

Commissioner For Stamp Duties 0124504 of 20/3/012 This instrument was delivered for registration at 13:17 O'Clock in the AFTERNOON on 12th April, 2012 and registered as No 16 at page 16 Volume 212 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds





Aloglois



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2527

	UCHENNA	JACOB ELENDU							
	EGUNW	/EFI ANANTI NKALI	EKE UNUHU						
All that parcel of	land at		in	the	KI				
Local Government Area of the Anambra State of Nigeria, containing an Area of approximately									
417.403	Square Metres	shown on Anambra	State of Nig	geria Survey	Plan No.				
OTE/EB1071/2009 (Tracing No									
boundaries of wh	ich are described	d below.							
Starting at concr	ete pillar marke	d SCEBA7946D	the	coordinates of	which are				
5564.857	Metres South	and 7980.401 Metres	West of a	concrete pilla	ar marked				
NK 48	the origin of	of ABAKALIKI	. cadastral surv	veys. The bour	ndaries run				
in straight lines the bearings and lengths of which are as follows:									
		Beari	ng	Lengths in: M					
S/N	From	Degree (°)	Minute (')	Length	То				

		Be	Bearing		n: M
S/N	From	Degree (°)	Minute (')	Length	То
==	SCEBA7946D	92	40	23.75	SCEBE7989B
	SCEBE7989B	178	30	15.24	SCEBE4064B
	SCEBE4064B	182	40	3.50	SCEBA1500D
	SCEBA1500D	282	40	27.44	SCEBA1499D
	SCEBA1499D	11	30	14.10	SCEBA7946D
		The	Starting	Point	

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

For Surveyor-General Ebonyi State of Nigeria
