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EBONYI STATE OF NIGERIA

April 21/10/12

EBs/Lu/A1/1229

No-76

Certificate of Occupancy

Vol: 212

PAGE 76

File No: PAL/2703

This is to certify that NNATU NONYELUM SAMPSON of NO 6 NNATU STREET, RICE MILL AREA ABAKALIKI, EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY AT ONUEBONYI INYIMAGU UNUHU ABAKALIKI, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 540/2009 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: N1,510.00 (ONE THOUSAND FIVE HUNDRED AND TEN 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 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.

GIVEN under my hand this 17th day of Aug 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 Nwoire B. U Occupation of Witness Civil Service

Address Min. of Lands, Survey and Housing Abakaliki

20/11/12

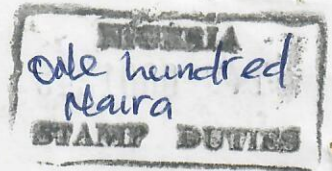
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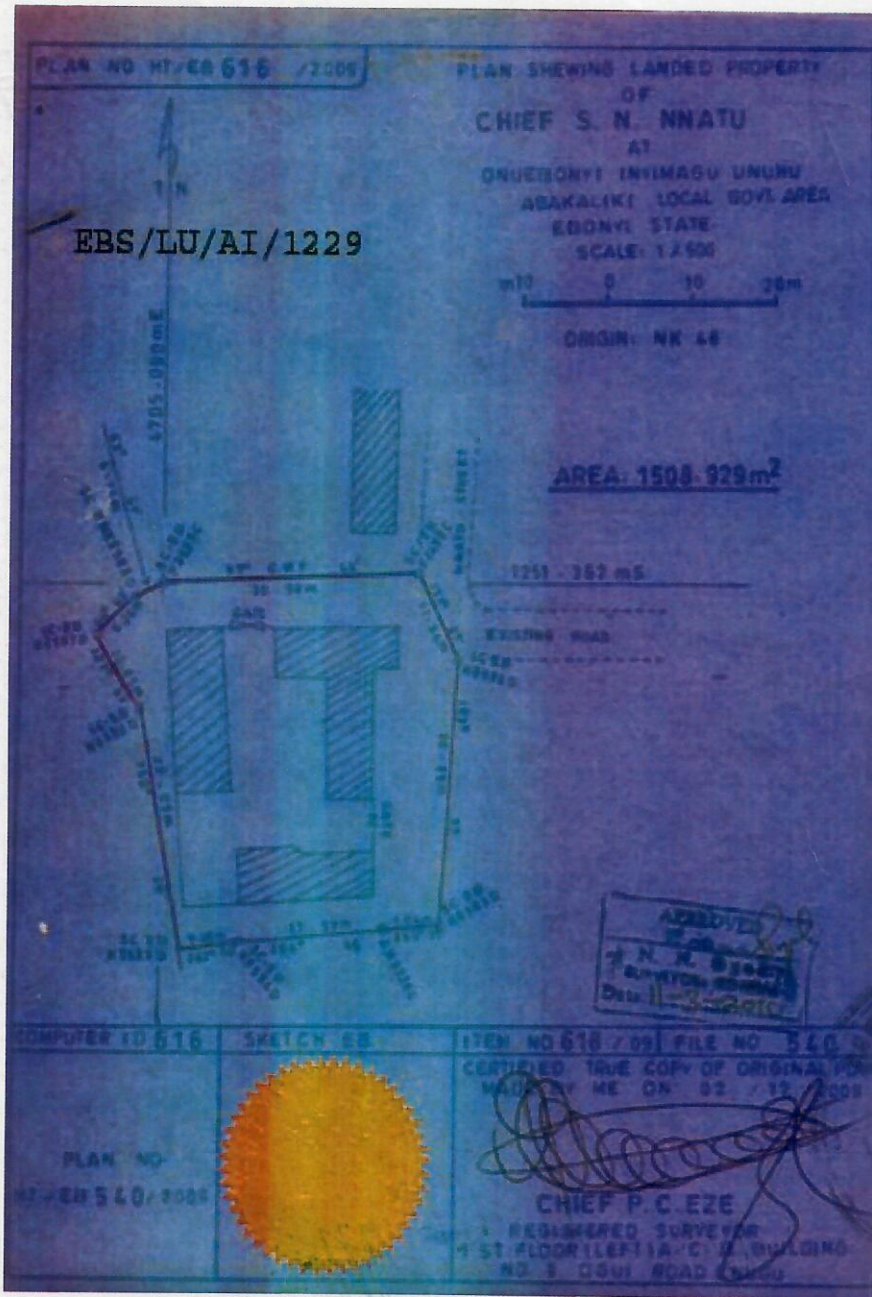
Title Holder: NNATU NONYELUM SAMPSON

Old File Number: EBS/LU/AI/1229 New File Number: PAL/2703

Survey Plan No: HT/EB 540/2009



Property Description: PROPERTY AT ONUEBONYI INYIMAGU UNUHU ABAKALIKI, 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.

Csgd) Obasi, B. O

Commissioner For Stamp Duties

RCR NO 192064 OF 29/11/011

This instrument was delivered for registration at 12:5 O'Clock in the AFTERNOON on 30th April, 2012 and registered as No 76 at page 76 Volume 212 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



2/10/12


**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**

**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2703**
**NNATU SAMPSON N.**

 All that parcel of land at **ONUEBONYI INYIMAGU UNUHU** in the **ABAKALIKI**

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

**1508.929**

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

**HT/EB540/2009**

(Tracing No. - ) the

boundaries of which are described below.

 Starting at concrete pillar marked **SCEBF2499C** the coordinates of which are:

**1251.362**

Metres /South and

**4705.090**

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	
		Degree (°)	Minute (')	Length	To
	SCEBF2499C	87	44	30.56	SCEBF2498C
	SCEBF2498C	153	27	11.54	SCEBK8582D
	SCEBK8582D	183	57	30.29	SCEBK8583D
	SCEBK8583D	265	07	7.04	AN92264
	AN92264	264	46	17.57	SCEBK8584D
	SCEBK8584D	262	14	7.08	SCEBK8585D
	SCEBK8585D	350	00	28.09	SCEBK8586D
	SCEBK8586D	327	43	10.05	SCEBK8587D
	SCEBK8587D	44	43	6.34	SCEBK8588D
	SCEBK8588D	63	41	4.14	SCEBF2499C
		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

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