

Nº 0001331

Jun/5/12



EBSS/LU/11/2012

EBONYI STATE OF NIGERIA

Adsure/NU/199/9/2012/EBSS

Certificate of Occupancy

PAGE 15

LDR No: NO: 15

Vol: 2/19

File No: PAL/2935

This is to certify that AKAM NWEZE ODO of ENYAGARAIGWE OKPOSHI UMUOGHARA, ABAKALIKI, EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY AT ODELIGBO OKPOSHI UMUHARA, EZZA NORTH L.G.A , EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. BNIL/EB 89/2008 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.

- (a) RENT: N2,730.00 (TWO THOUSAND SEVEN HUNDRED AND THIRTY 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 (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 7th day of Sept 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) 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 O.A.N Signature of Witness

Name of Witness Nwoie B. U Occupation of Witness Civil Service

Address Min. of Lands Survey and Housing Abakaliki

13/11/2012

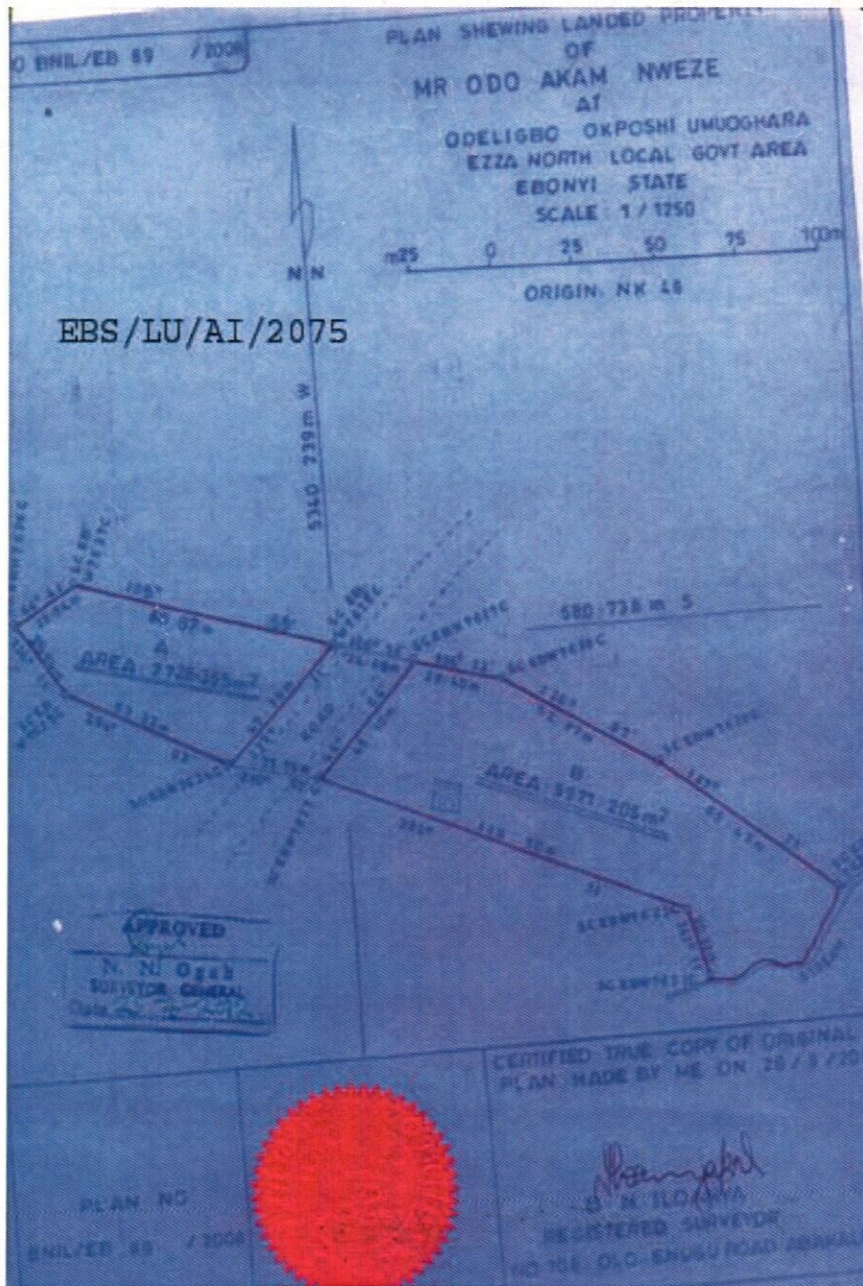
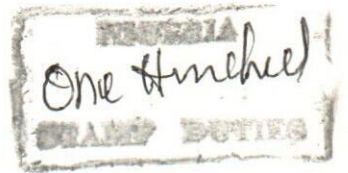


Title Holder: AKAM NWEZE ODO

Old File Number: EBS/LU/AI/2075 New File Number: PAL/2935

Survey Plan No: BNIL/EB 89/2008

Property Description: PROPERTY AT ODELIGBO OKPOSI UMUHARA, EZZA NORTH L.G.A, 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.

(Signature)
Commissioner For Stamp Duties
RCR NO 0122801 OF 2/05/2012

This instrument was delivered for registration at 15:9 O'Clock in the AFTERNOON on 12th June, 2012 and registered as No 15 at page 15 Volume 219 of the Ministry of Lands Registry in the Office at Abakaliki

(Signature)
Registrar of Deeds



P A L / 2 9 3 5

(Signature)


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2935

M

AKAM NWEKE ODO

 All that parcel of land at ODELIGBO OKPOSI UMUOGHARA in the EZZA NORTH

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

2728.365 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

BNIL/EB 89/2008

(Tracing No. _____) the

boundaries of which are described below.

 Starting at concrete pillar marked SC-EBW7628C the coordinates of which are:

580.738 Metres South and 5340.239 Metres West of a concrete pillar marked

NK 48 the origin of ABAKALIKI cadastral surveys. The boundaries run

in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	SC-EBW7628C	229	11	47.10		SC-EBW7624C
	SC-EBW7624C	294	03	53.22		SC-EBW7625C
	SC-EBW7625C	324	14	25.94		SC-EBW7626C
	SC-EBW7626C	64	41	23.94		SC-EBW7621C
	SC-EBW7621C	105	55	80.87		SC-EBW7628C
						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



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2935

AKAM NWEKE ODO

All that parcel of land at **ODELIGBO OKPOSI UMUOGHARA (PARCEL B)** in the **EZZA NORTH**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **5971.205** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **BNIL/EB 89/2008** (Tracing No.) the boundaries of which are described below.

Starting at concrete pillar marked **SC-EBW7621C** the coordinates of which are: **684.150** Metres South and **5232.230** Metres West of a concrete pillar marked **NK 48** the origin of **ABAKALIKI** cadastral surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	SC-EBW7621C	341	11	20.31		SC-EBW7622C
	SC-EBW7622C	292	31	119.50		SC-EBW7623C
	SC-EBW7623C	46	04	45.10		SC-EBW7617C
	SC-EBW7617C	104	22	28.40		SC-EBW7618C
	SC-EBW7618C	120	07	52.87		SC-EBW7619C
	SC-EBW7619C	127	27	65.45		SC-EBW7620C
	SC-EBW7620C	Bounded	By seasonal	Water channel		SCEBW7620C
			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
