

No 0001522



EBONYI STATE OF NIGERIA

June 9/10/12

NO. 23

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EBS/LM/A/198

PAGE 23

Certificate of Occupancy

LDR No:.....

File No: PAL/3007

This is to certify that SAMPSON NONYELU NNATU of NO 6 NNATU STREET, RICE MILL AREA, ABAKALIKI. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY KNOWN AS PLOTS NO 111 IN BLOCK NO H INYIMAGU LAYOUT, ABAKALIKI. described in the Schedule and more particularly marked and delineated in the PLAN NO. CUO/EB238/98 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: N2,656.00 (TWO THOUSAND SIX HUNDRED AND FIFTY-SIX NARIA) 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.

6/10/12

(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 4th day of Sept 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]

Signature of Witness [Signature]

Name of Witness Kwazochon Jr

Occupation of Witness Civil Servant

Address Ministry of Lands, Survey & Housing, Abakaliki



5/10/12

Title Holder: SAMPSON NONYELU NNATU

Old File Number: EBS/LU/AI/1903 New File Number: PAL/3007

Survey Plan No: CUO/EB238/98

Property Description: PROPERTY KNOWN AS PLOTS NO 111 IN BLOCK NO H INYIMAGU LAYOUT, ABAKALIKI.

NIGERIA
One hundred
Naira
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.

(Signed) Obasi B O
 Commissioner For Stamp Duties
 0191066 OF 29/11/11

This instrument was delivered for registration at 14:7 O'Clock in the AFTERNOON on 18th June, 2012 and registered as No 23 at page 23 Volume 219 of the Ministry of Lands Registry in the Office at Abakaliki.

(Signed)
 Registrar of Deeds

GERTIFIED TRUE COPY
 REGISTRAR OF DEEDS



(Handwritten signature)
11/10/12


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3007
MR S.N. NNATU

 All that parcel of land at **INYIMAGU (NEAR RICE MILL)** in the **ABAKALIKI**

 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **2655.989**

 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **CUO/EB238/1998** (Tracing No.) the

boundaries of which are described below.

 Starting at concrete pillar marked **BJ46419** the coordinates of which are:

256134.220 Metres North and **630476.985** Metres East of a concrete pillar marked

NIG.NATIONAL the origin of **NAT.ZERO** 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
	BJ46419	09	13	25.44	CE7174
	CE7174	11	48	29.69	CE7175
	CE7175	103	01	17.71	CE7176
	CE7176	120	09	11.12	EBS2761A
	EBS2761A	184	44	23.20	AC59284
	AC59284	181	29	10.24	EBS2762A
	EBS2762A	210	13	26.97	CE7177
	CE7177	182	11	35.11	CE7178
	CE7178	287	08	28.62	CE7173
	CE7173	10	51	39.42	BJ46419

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
