

August 21/01/12

Nº 0001692

EB8/Lu/A1/2148



EBONYI STATE OF NIGERIA

No. 2

Vol: 198

PAGE 2

Certificate of Occupancy

LDR No:.....

File No: PAL/3551

This is to certify that NWUGURU CHIBUIKE COLLINS of IZZAMGBO NDUFU ALIKE, IKWO LOCAL GOVERNMENT AREA. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT NDUFU ALIKE ALONG AMAGU ECHARA-ABAKALIKI EXPRESS ROAD[BESIDE FEDERAL UNIVERSITY] described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB534/2011 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: N2055.00 (TWO THOUSAND AND FIFTY FIVE 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 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 N0.00 (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 26th day of Nov 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 [Signature] Signature of Witness [Signature]

Name of Witness UGBALA SUNDAY J Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI

07/01/2013



18/01/2013

Title Holder: NWUGURU CHIBUIKE COLLINS

Old File Number: EBS/LU/AI/2148 New File Number: PAL/3551

Survey Plan No: HT/EB534/2011

Property Description: LAND AT NDUFU ALIKE ALONG AMAGU ECHARA-ABAKALIKI EXPRESS ROAD[BESIDE FEDERAL UNIVERSITY]

ONE HUNDRED Naira
Stamp



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

(Sgd) OBASI B-O

Commissioner For Stamp Duties
1458

This instrument was delivered for registration at 15:8 O'Clock in the AFTERNOON on 28th August, 2012 and registered as No 2 at page 2 Volume 198 of the Ministry of Lands Registry in the Office at Abakaliki

(Sgd) [Signature]

Registrar of Deeds

CERTIFIED
(Sgd) [Signature]
REGISTRAR OF DEEDS



Defect - 09/01/2013


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM


SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3551
NWUGURU CHIBUIKE COLLINS
IZZAMGBO NDUFU ALIKE IKWO
IKWO

All that parcel of land at _____ in the _____
 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
4109.768 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.
HT/EB534/2011 (Tracing No. _____) the
 boundaries of which are described below.

Starting at concrete pillar marked **SC/EB5388F** the coordinates of which are:
234158.025 Metres North and **632344.857** Metres East of a concrete pillar marked
NIG.NAT the origin of _____ 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		
	SC/EBK5388F	07	47	70.35		SC/EBK5389F
	SC/EBK5389F	102	11	62.26		SC/EBK5386F
	SC/EBK5386F	187	36	62.22		SC/EBK5387F
	SC/EBK5387F	274	41	62.01		SC/EBK5388F
	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
