August 210/on



EB8/4/1/2148

EBONYI STATE OF NIGERIA

Ab. 2

ALE 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.

- (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. 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 day of Nov 3

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 UGBALA SUNDAY J Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI

02/01/2013



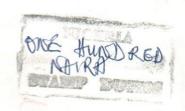
Title Holder: NWUGURU CHIBUIKE COLLINS

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]









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.

> 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

Registrar of Deeds







EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3551

	NWUG	URU CHIBUI	KE COLLINS		and the same of th
All that par	rcel of land at	IZZAMGBO N	DUFU ALIKI		IKWO
				containing an Area	of approximately
4109.768					Survey Plan No.
) the
boundaries	of which are desc	ribed below.			
Starting at	concrete pillar ma	SC/	EB5388F	the coordin	nates of which are:
				s East of a concrete	
NIG.NA					The boundaries run
	in straight li	nes the bearings	and length of	which are as follow	NS:
- The second second		Bear	ing	Lengths in: M	
S/N	From	Degree (°)	Minute (')	Length	То
======	===========	===========	==========		
S	SC/EBK5388F	07	47	70.35	SC/EBK5389F
	SC/EBK5389F	102	11	62.26	SC/EBK5386F
	TAR SHEET AND A SECOND	· · · · · · · · · · · · · · · · · · ·			CC/FDVE207E
	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