

Nº 0001705



EBS/Lu/A/2126

A/Sur/No/178/10/2012/EBSG

EBONYI STATE OF NIGERIA

Sep/82/012
No-8

Vol: 231 PAGE 8

Certificate of Occupancy

LDR No:.....

File No: PAL/3580

This is to certify that **MICHAEL AJOGWU AYOGU** of **THE NIGERIA POLICE, STATE HEADQUARTTERS ABAKALIKI**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT AMIKE-ABA, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. HT/EB313/2011** 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: **N525.00 (FIVE HUNDRED AND TWENTY 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 **N1000,000.00 (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 **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.

3/12/2012

GIVEN under my hand this.....^{10th} day of.....^{Oct 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 of Witness

Name of Witness **UGBALA SUNDAY J.** Occupation of Witness **CIVIL SERVICE**

Address **MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI**

19/11/012



Title Holder: MICHAEL AJOGWU AYOJU

Old File Number: EBS/LU/AI/2126 New File Number: PAL/3580

Survey Plan No: HT/EB313/2011

Property Description: LAND AT AMIKE-ABA, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE.

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.

(Sgd) *Obiora B. O.*
Commissioner For Stamp Duties
0185407 OF23/8/12

This instrument was delivered for registration at 12:57 O'Clock in the AFTERNOON on 12th September, 2012 and registered as No 8 at page 8 Volume 231 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds

CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS



[Signature] 21/11/12


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3580
AYOGU MICHAEL AJOGWU

All that parcel of land **AT AMIKE ABA VILL. ABAKALIKI** in the EBONYI
Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
520.826 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.
HT/EB313/2011 (Tracing No. _____) the
boundaries of which are described below.

Starting at concrete pillar marked **SCEBK0627F** the coordinates of which are:
150.267 Metres North and **2079.793** 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
	SCEBK0627F	38	55	31.90	SCEBK9877E
	SCEBK9877E	120	59	17.00	SCEBK9878E
	SCEBK9878E	225	04	21.40	AI8753E
	SCEBAI8753E	216	56	15.00	SCEBK0626F
	SCEBK0626F	316	34	15.20	SCEBK0627F
		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
