

No. 0001793



EBS/LUL/A/2175
A/SUR/NO/10/1/2012/EBSSG

EBONYI STATE OF NIGERIA

04/3/12 No. 40

Vol: 231 PAGE 40

Certificate of Occupancy

LDR No:.....

File No: PAL/3803

This is to certify that **KENNETH NNAEMEKA OMEJE** of **DEPT. OF PAEDIATRICS, FEDERAL MEDICAL CENTRE, PMB 10, ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT NDEBOR OFOKE ISHIEKE, EBONYI L G A OF EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. CSC/EB 085/2011** 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: **N906.00 (NINE HUNDRED AND SIX NAIRA)** per annum.
- (b) The rent hereby reserved shall be revised at the end of every **5 (FIVE YEARS)** 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 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 **DIRECTOR LANDS** 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.

7/12/12

GIVEN under my hand this 7th 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 Nwokpor Bridget O. Occupation of Witness Civil Service

Address Min of Lands, Survey & Housing Abakaliki

19/4/12



Title Holder: KENNETH NNAEMEKA OMEJE

Old File Number: EBS/LU/AI/2175 New File Number: PAL/3803

Survey Plan No: CSC/EB 085/2011

Property Description: LAND AT NDEBOR OFOKE ISHIEKE, EBONYI L G A OF EBONYI STATE

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) Oboan B.O
Commissioner For Stamp Duties

This instrument was delivered for registration at 12:34 O'Clock in the AFTERNOON on 2nd October, 2012 and registered as No 40 at page 40 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] 28/10/12



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3803

DR KENNETH NNAEMEKA OMEJE

All that parcel of land at NDIEBOR OFOKE ISHIEKE in the EBONYI

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

905.149 Square Metres shown on Licenced Surveyors Plan No.

CSC/EB085/2011

(Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked SC/EBB7795E the coordinates of which are:

3524.833 Metres NORTH and 3674.18 Metres WEST of a concrete pillar marked

N K 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/EBB7795E	296	30	30.50		SC/EBW2022B
	SC/EBW2022B	13	10	30.50		SC/EBW3308E
	SC/EBW3308E	116	30	30.50		SC/EBB7794E
	SC/EBB7794E	193	10	30.50		SC/EBB7995E

All property beacons are concrete pillars, all bearings and lengths approximate and all bearings are referred to National North.

For Surveyor-General
Ebonvi State of Nieria
