

Oct/15/12
No 0001815



EB8/LU/ST/1847

EBONYI STATE OF NIGERIA

No. 71

Vol. 231

PAGE 71

Certificate of Occupancy

LDR No:.....

File No: PAL/3855

This is to certify that JOHN IKECHUKWU EZENWANNE of NO 11 NWODO STREET, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND KNOWN AS PLOT A, AT MGBABOR ECHARA IZZI EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB369/2010 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: N450.00 (FOUR HUNDRED AND FIFTY 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 N1,000,000.00 (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 or to be erected hereafter thereon for any purpose other than that specified in these presents.
- (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 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.

30/4/13

GIVEN under my hand this 18th day of Dec 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) 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

08/02/13



Title Holder: JOHN IKECHUKWU EZENWANNE

Old File Number: EBS/LU/AI/1847 New File Number: PAL/3855

Survey Plan No: OTE/EB369/2010

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STAMP DUTIES

Property Description: LAND KNOWN AS PLOT A, AT MGBABOR ECHARA IZZI EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE.



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.

(880) Ogbah B-D

Commissioner For Stamp Duties
02165340F27/9/12

This instrument was delivered for registration at 12:51 O'Clock in the AFTERNOON on 18th October, 2012 and registered as No 71 at page 71 Volume 231 of the Ministry of Lands Registry in the Office at Abakaliki

3403

Registrar of Deeds



CERTIFIED TRUE COPY
REGISTRAR OF DEEDS

302/13



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3855

JOHN IKECHUKWU EZENWANNE

All that parcel of land **MGBABOR ECHARA IZZI** in the **EBONYI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **447.675** Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

OTE/EB369/2010 (Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked **SCEBA4044D** the coordinates of which are:

256987.983 Metres North and **623181.787** Metres East of a concrete pillar marked **NIGERIAN NATIONAL**

ABAKALIKI NATIONAL GRID

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	
		Degree (°)	Minute (')	Length	To
	SCEBA4044D	175	24	29.45	SCEBA4043D
	SCEBA4043D	258	03	13.50	EBS6967B
	EBS6967B	337	03	2.96	EBS6966B
	EBS6966B	238	07	16.89	EBS6965B
	EBS6965B	344	30	11.30	SCEBK4790B
	SCEBK4790B	51	53	23.33	SCEBA2339B
	SCEBA2339B	04	22	11.86	EBS5225B
	EBS5225B	88	44	4.82	SCEBA4044D
		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
