

Oct/129/012
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EBs/Ku/A/2711

EBONYI STATE OF NIGERIA

No. 62

Vol: 231

PAGE 62

Certificate of Occupancy

LDR No:.....

File No: PAL/3930

This is to certify that **LEONARD EMENIKE UKWA** of **NO 14 ELIAS ODILI STREET, ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT OBUEGU ONUEBONYI INYIMAGU IZZI UNUHU ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE**, described in the Schedule and more particularly marked and delineated in the **PLAN NO. HT/EB225/2011** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2011** 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: **N950.00 (NINE 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 tenatable 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 **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.

GIVEN under my hand this 7th day of June 2013.

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 Nwanneke J.N Occupation of Witness Civil Servant

Address Ministry of Lands, Survey & Housing, Abakaliki

5/7/013

COPIED TRUE

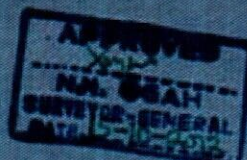


Title Holder: LEONARD EMENIKE UKWA

Old File Number: EBS/LU/AI/2211 New File Number: PAL/3930

Survey Plan No: HT/EB225/2011

Property Description: LAND AT OBUEGU ONUEBONYI INYIMAGU IZZI UNUHU
ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE.



EBS/LU/AI/2211

COMPUTER ID 225 SKETCH 21 ITEM NO 719 (2011) FILE NO 587



CERTIFIED TRUE COPY OF ORIGINAL INSTRUMENT BY ME ON 15-02-2012
SURVEYOR GENERAL
1ST FLOOR (LEFT) A/C-B BUILDING
NO 9 OSOJA ROAD 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) OBASI B O

Commissioner For Stamp Duties

This instrument was delivered for registration at 12:28 O'Clock in the AFTERNOON on 17th October, 2012 and registered as No 62 at page 62 Volume 231 of the Ministry of Dands Registry in the Office at Abakaliki

Registrar of Deeds



PAL/3930 5/7/12



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3930

UKWA EMENIKE LEONARD



Land parcel of land at **LAND AT OBUEGU ONUEBONYI INYIMAGU** in the **ABAKALIKI**
IZZI UNUHU ABAKALIKI

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

949.982 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

HT/EB225/2011 (Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked **SC/EBK8665E** the coordinates of which are:

1878.498 Metres South and **4733.744** Metres EAST of a concrete pillar marked

NK 48 the origin of **ABAKALIKI** 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/EBK8665E	122	00	30.50		SC/EBK8666E
	SC/EBK8666E	206	16	32.00		SC/EBK8667E
	SC/EBK8667E	305	00	30.50		SC/EBK8668E
	SC/EBK8668E	28	00	30.50		SC/EBK8665E
						The Starting Point



All property beacons are concrete pillars, all bearing and length approximate and all bearings are referred to National/True North.

T. Akpene
For Surveyor-General
Ebonyi State of Nigeria