Oct/213/012 Nº 0001897



EBS /Lu/A1/2219

EBONYI STATE OF NIGERIA

No.80

PAGE 80

Certificate of Occupancy

LDR No:

File No: PAL/4023

This is to certify that UGORJI CORNELIUS AND UGORJI NELLY CHIKA of NO 5 GARDEN AVENUE GOVERNMENT RESIDENTIAL AREA ENUGU, ENUGU STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY AT EDDA-ECHARA, (OLD ABAKALIKI-ENUGU ROAD) EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. DA/EB 24/2011 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: N1940.00 (ONE THOUSAND NINE HUNDRED AND FORTY 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.

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)

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.

(i) 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 Nor

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.3 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

Signature of Witness

Name of Witness US LIUMEA RICA Occupation of Witness CIVIL SERVANT

Address MIMISTR-1 OF LANDS SURVE-1 AND HOUSING ABAKALIKI

27/11/012



Title Holder: UGORJI CORNELIUS AND UGORJI NELLY CHIKA

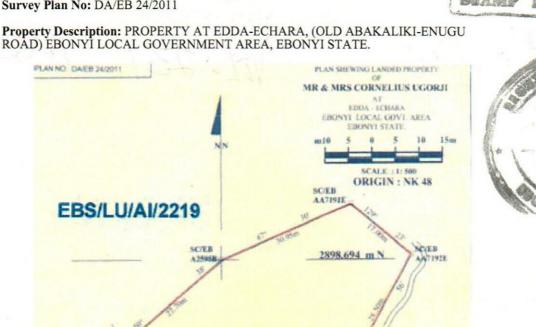
Old File Number: EBS/LU/AI/2219 New File Number: PAL/4023

Survey Plan No: DA/EB 24/2011

SCIEB







A2593B DATE

AREA = 1935.586 SQ.m

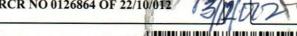
THIS PLAN SUPERCEDES PLAN NO.GTE/EB 018/2006 WITH AMMENDMENTS ITEM No:307/2010 CERTIFIED TRUE COPY OF ORIGINAL PLAN MADE BY ME ON 02-02-2011 PLAN NO. DA/EB 24/2011 D.A. OKOLP SURVEYOR NO. 86 CHEACH ROAD

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.

> Commissioner For Stamp Duties RCR NO 0126864 OF 22/10/012

This instrument was delivered for registration at 9:40 O'Clock in the FORENOON on 24th October, 2012 and registered as No 80 at page 80 Volume 231 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds









29/11/6





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF ... PAL 4023

MR & MRS CORNELIUS UGORJI					
All that	parcel of land at .	EDDA	ECHARA IZZ	I in t	he <i>EBONYI</i>
4 100					Area of approximately
1935.	586 Square N	Metres shown	on Ebonyi :	State of Niger	ia Survey Plan No.
	DA/EB 24/2	011) the
boundari	ies of which are de	escribed below.			
Starting at concrete pillar marked SCEB A2595B the coordinates of which are: 2898.694 Metres North and 1542.802 Metres West of a concrete pillar marked MK 48 the origin of ABAKALIKI cadastral surveys. The boundaries run in straight lines the bearings and length of which are as follows:					
in straigh	nt lines the bearing	gs and length of	which are as fo	ollows:	
-				Lengths in: N	1
in straigh		Bea	ring		То
S/N =====		Bea	ring	Lengths in: N	
S/N	From	Bea Degree (°)	ring Minute (')	Lengths in: N Length	To
S/N	From SCEBA 2595B	Bea Degree (°)	ring Minute (')	Lengths in: N Length 30.95	SCEBAA 7191E
S/N	From SCEBA 2595B SCEBAA7191E	Bea Degree (°) 67	Minute (')	Lengths in: N Length 30.95	SCEBAA 7191E
S/N	From SCEBA 2595B SCEBAA7191E SCEBAA7192E	Bea Degree (°) 67 129	minute (') 30 23	Lengths in: N Length 30.95 17.00	SCEBAA 7191E SCEBAA 7192E SCEBA 2596B

THE STARTING POINT

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

ELIMS® Beacon Capture Template (Main Page)

FOR SURVEYOR - GENERAL