

No. 0001383



EBONYI STATE OF NIGERIA

Dec/33/012 No. 11

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EBS/Ly/A1/2049
PAGE 11

Certificate of Occupancy

LDR No:.....

File No: PAL/4205

This is to certify that **EMMANUEL AGBALAE BUE ILONZE** of **NO 26 UDI STREET, ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT 161 IN BLOCK NO 1 AZUIYIUDENE LAYOUT OTHERWISE KNOWN AS NO 26 UDI STREET, ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. NW/EB058/2010** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 012** 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.

26/4/013

- 1(a) RENT: **N670.00 (SIX HUNDRED AND SEVENTY 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 tenable 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 18th day of March 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) 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 E. N. 40732 Signature of Witness [Signature]

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

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI

19/4/013



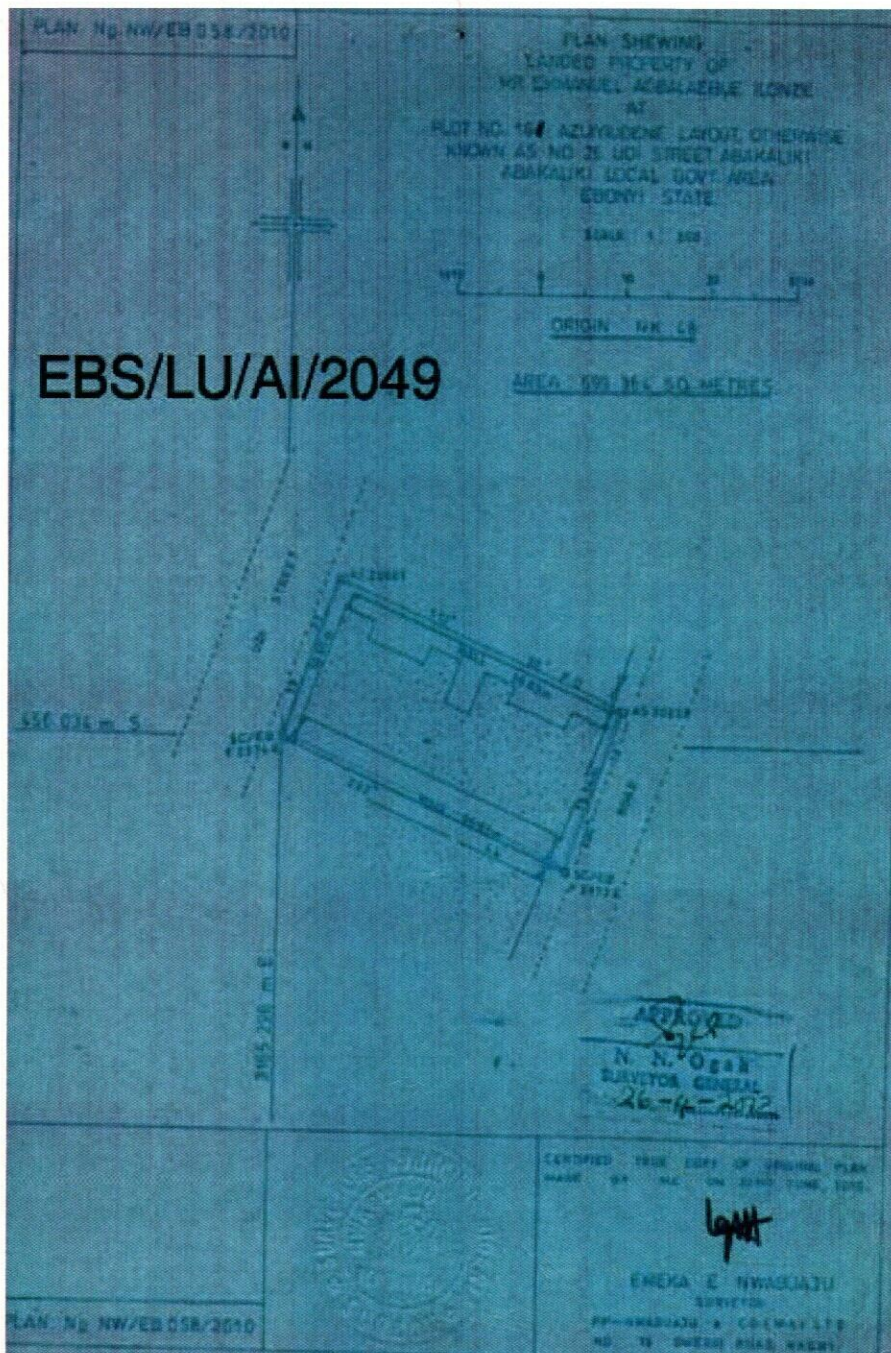
Title Holder: EMMANUEL AGBALAE BUE ILONZE

Old File Number: EBS/LU/AI/2049 New File Number: PAL/4205

Survey Plan No: NW/EB058/2010

Property Description: PLOT 161 IN BLOCK NO I AZUIYUDENE LAYOUT OTHERWISE KNOWN AS NO 26 UDI STREET, ABAKALIKI

One hundred
naira
STAMP DUTY



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) Obagha B.T.O.
Commissioner For Stamp Duties

This instrument was delivered for registration at 12:49 O'Clock in the AFTERNOON on 3rd December, 2012 and registered as No 11 at page 11 Volume 243 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

RECEIVED TRUE COPY
COPIES



19/4/03



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/4205

EMMANUEL A. ILONZE

PLOT 16/ AZUIYIUDENE LAYOUT

All that parcel of land at _____ in the ABAKALIKI

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

669.364 Square Metres shown on EBONYI State of Nigeria Survey Plan No.NW/EB058/2010

(Tracing No. _____) the

boundaries of which are described below.

SC-EBF2974E

Starting at concrete pillar marked _____ the coordinates of which are:

456.034 Metres South and 3165.298 Metres East of a concrete pillar markedNK 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-EBF2974E	19	39	19.01	AS 20661	
	AS 20661	112	30	36.80	AS 20658	
	AS 20658	200	13	19.14	SC-EBF2973E	
	SC-EBF2973E	292	44	36.61	SC-EBF2974E	

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

for Surveyor-General
Ebonyi State of Nigeria
