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EB/ku/A1/2214

EBONYI STATE OF NIGERIA

No 23

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Certificate of Occupancy

LDR No:.....

File No: PAL/4271

This is to certify that NWEKE CHUKWUMA GODWIN of UMUNWAGU IDEMBIA EZZA SOUTH LOCAL GOVERNMENT AREA, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT OHAEGBE VILLAGE ONUZO EDI,UMUNWAGU COMMUNITY, EZZA-SOUTH LOCAL GOVERNMENT AREA,EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB/111/2010 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: N600.00 (SIX HUNDRED 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 N00.00 (NOT APPLICABLE)
- (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 20th day of February, 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 C. Ho G. No Signature of Witness RB

Name of Witness UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI

26/3/013



1st 40/13



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL /4271NWEKE CHUKWUMA GODWIN

All that parcel of land at OHAEGBE VILLAGE ONUZOEDI in the EZZA-SOUTH Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 595.200 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. HT/EBK 111/2010 (Tracing No.) the boundaries of which are described below.

Starting at concrete pillar marked SC/EBK 8776F the coordinates of which are: 234928.034 Metres North and 616384.213 Metres East of a concrete pillar marked NIG.NAT the origin of NAT.ZERO 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/EBK 8776F	105	15	12.00		SC/EBK 8777F
	SC/EBK 8777F	165	58	5.27		SC/EBK 294E
	SC/EBK 294E	104	37	23.15		SC/EBK 295E
	SC/EBK 295E	203	58	18.80		SC/EBK 296E
	SC/EBK 296E	17	06	13.30		SC/EBK 292E
	SC/EBK 292E	278	29	13.75		SC/EBK 293E
	SC/EBK 293E	23	09	11.62		SC/EBK 8776F

THE STARTING POINT

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

Thompson
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FOR SURVEYOR - GENERAL
EBONYI STATE OF NIGERIA
