

No 0000370

man/12/04



EBS/LU/04/1604

EBONYI STATE OF NIGERIA

No. 94

Vol. 133 PAGE 94

**Certificate of Occupancy**

LDR No:.....

File No: PAL/440

This is to certify that **MICHAEL OGBONNA MBAM** of **NO 40 NKALIKI ROAD** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT ANANCHI NKALEKE UNUHU VILLAGE, ABAKALIKI L.G.A EBONYI STATE**, described in the Schedule and more particularly marked and delineated in the **PLAN NO. SV/EB 21/2010** 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: **N6,885.00 (SIX THOUSAND EIGHT HUNDRED AND EIGHTY-FIVE 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 hereafter thereon for any purpose other than
- (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 **DEPUTY DIRECTOR LAND** 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.

15/07/01

GIVEN under my hand this 26th day of May 2011

**COMRADE JONAH EGBA**

**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 ..... Signature of Witness .....

Name of Witness Nwoie Benjamin Uche Occupation of Witness Civil Servant

Address Min. of Lands, Survey and Housing Abakaliki

13/07/01



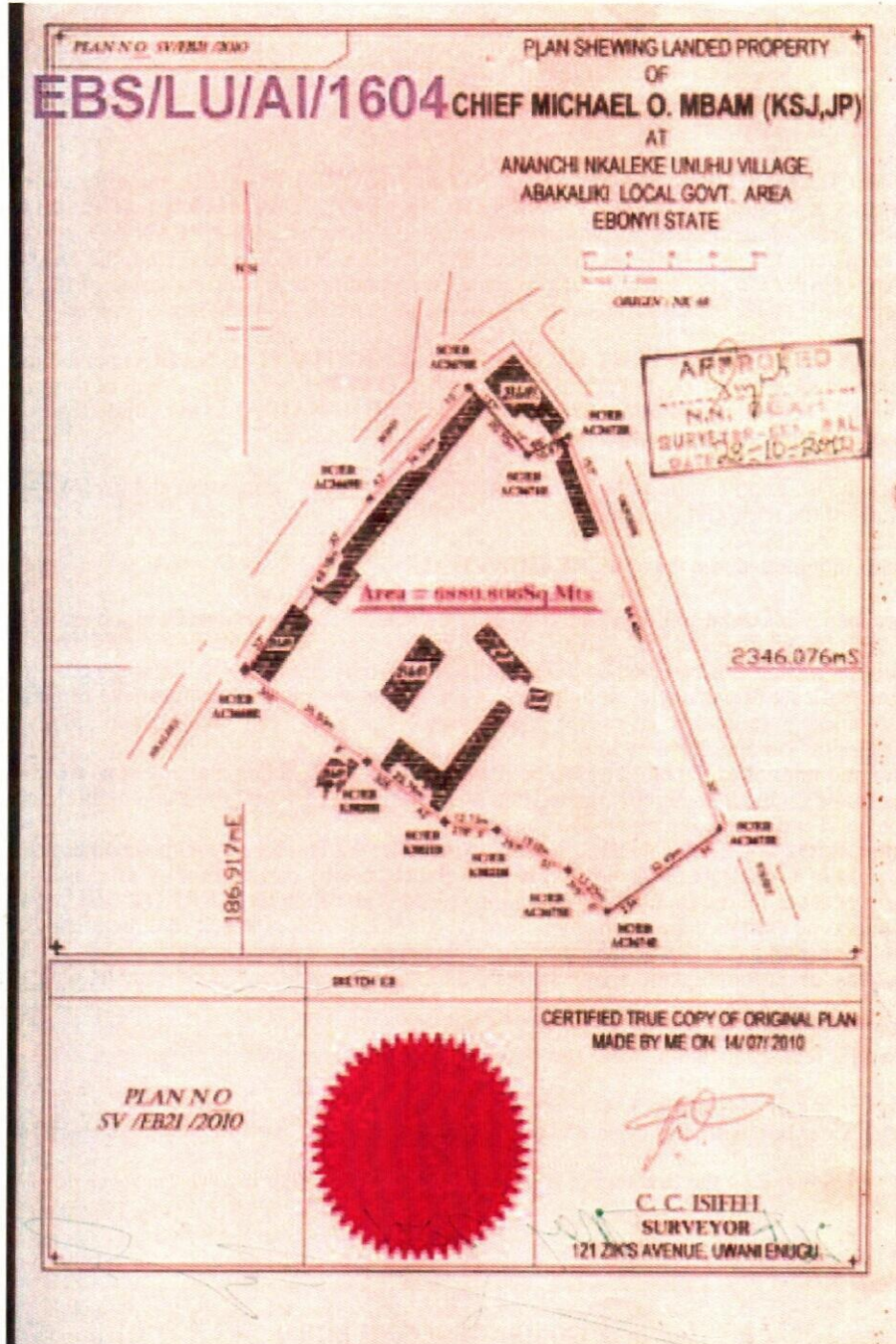
Title Holder: MICHAEL OGBONNA MBAM

Old File Number: EBS/LU/AI/1604 New File Number: PAL/440

Survey Plan No: SV/EB 21/2010

Property Description: LAND AT ANANCHI NKALEKE UNUHU VILLAGE, ABAKALIKI L.G.A EBONYI STATE.

ONE HUNDRED Naira  
STAMP DUTIES

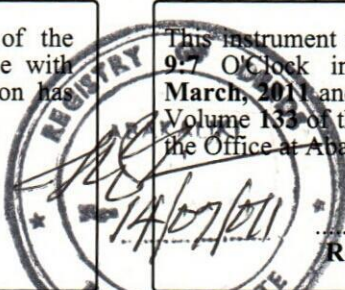


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(Sgd) Obasi B. O.  
 Commissioner For Stamp Duties  
 (0054631) OF 22/11/2010

This instrument was delivered for registration at 9:7 O'clock in the FORENOON on 25th March, 2011 and registered as No 94 at page 94 Volume 132 of the Ministry of Lands Registry in the Office at Abakaliki

(Sgd) [Signature]  
 Registrar of Deeds



CERTIFIED TRUE COPY  
 REGISTRAR OF DEEDS



[Signature] 13/7/11



## EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/440

M  
MICHAEL OGBONNA MBAM

All that parcel of land at ANANCHI NKALEKE UNUHU VILLAGE in the ABAKALIKI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 6880.806 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. SV/EB 21/2010 (Tracing No. \_\_\_\_\_) the boundaries of which are described below.

Starting at concrete pillar marked SCEBAC3668E the coordinates of which are: 2346.076 Metres South and 186.917 Metres East of a concrete pillar marked NK 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		
	SCEBAC3668E	37	30	48.18		SCEBAC3669E
	SCEBAC3669E	43	15	34.30		SCEBAC3670E
	SCEBAC3670E	137	11	20.70		SCEBAC3671E
	SCEBAC3671E	66	31	10.67		SCEBAC3672E
	SCEBAC3672E	157	30	94.46		SCEBAC3673E
	SCEBAC3673E	234	34	32.45		SCEBAC3674E
	SCEBAC3674E	315	00	13.25		SCEBAC3675E
	SCEBAC3675E	297	51	19.12		SCEBK5822B
	SCEBK5822B	278	09	12.73		SCEBK5821B
	SCEBK5821B	305	42	22.76		SCEBK5820B
	SCEBK5820B	305	08	35.50		SCEBAC3668E

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

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for Surveyor-General  
EBONYI STATE OF NIGERIA

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