

Feb/6/04

Nº 0002245



FBS/LU/AE/1780

EBONYI STATE OF NIGERIA  
A/SUR/NOT/10018/2013/ESSE

No. 69

Vol: 251

PAGE 69

**Certificate of Occupancy**

LDR No:.....

File No: PAL/5078

This is to certify that **UMEH OLIVER** of **NO 12B OMOR STREET, NKPO, ONITSHA, ANAMBRA STATE**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY AT EGU-NKWO NTSURAKPA, EZZAMGBO, OHAUKWU L.G.A, EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. DA/EB 20/2009** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2013** 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: **N5,415.00 (FIVE THOUSAND FOUR HUNDRED AND FIFTEEN 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 (NIL)**
- (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.

29/12/020

GIVEN under my hand this 31<sup>st</sup> day of July, 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 ..... Signature of Witness .....

Name of Witness Nworie B.U Occupation of Witness Civil Service

Address Min. of Lands, Survey and Housing Abakaliki

11/06/015





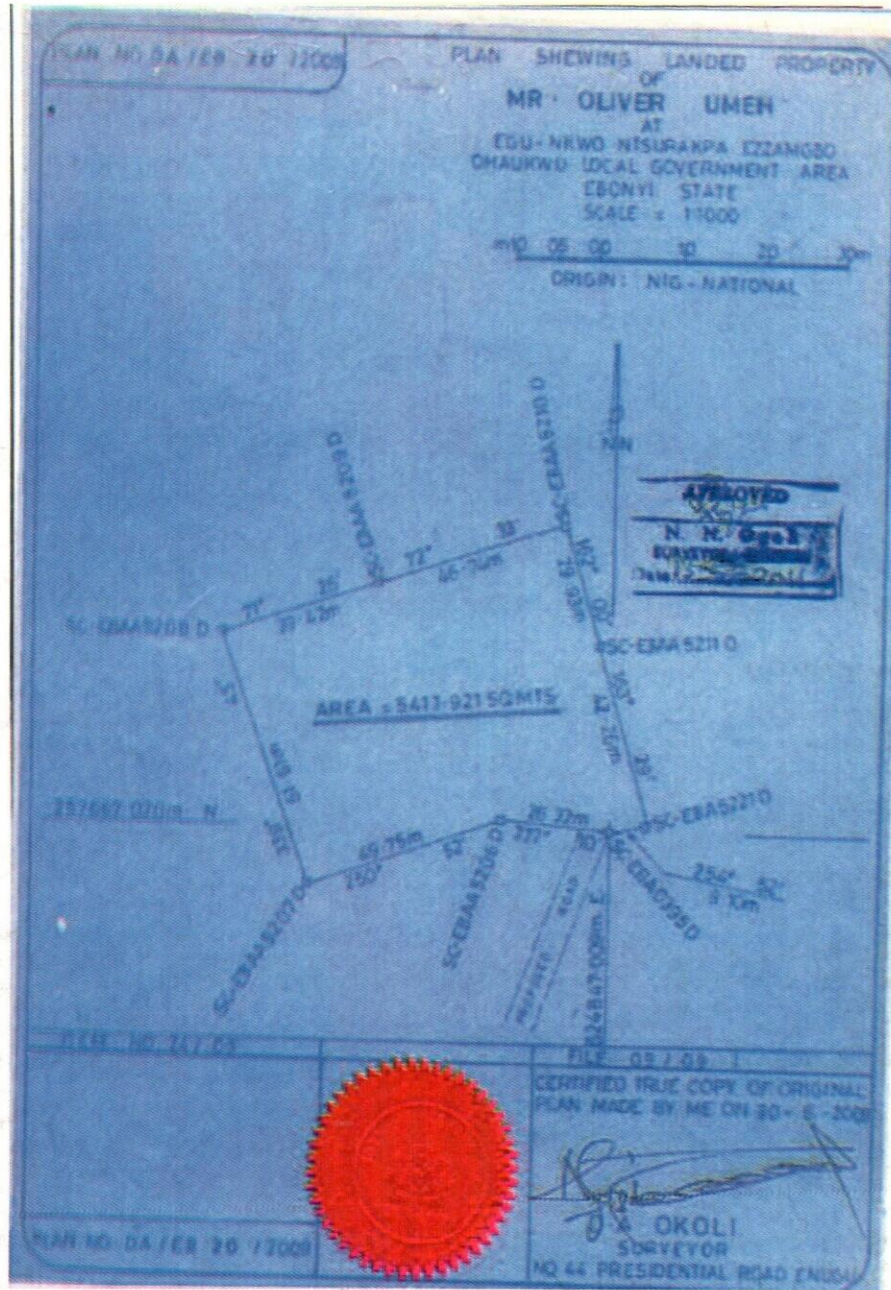
Title Holder: UMEH OLIVER

Old File Number: EBS/LU/AI/1780 New File Number: PAL/5078

Survey Plan No: DA/EB 20/2009

Property Description: PROPERTY AT EGU-NKWO NTSURAKPA, EZZAMGBO, OHAUKWU L.G.A, EBONYI STATE.

ONE HUNDRED NINETY STAMP DUTIES



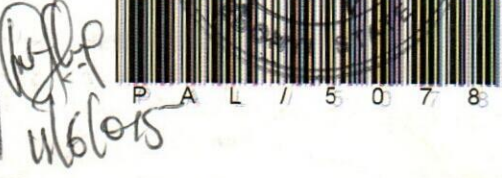
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of **N100.00** and the duty thereon has been assessed accordingly.

(Sgd) **OBASI, B.O**  
Commissioner For Stamp Duties  
RCR NO 135143 OF 27/7/2011

This instrument was delivered for registration at **9:47 O'Clock** in the **FORENOON** on **16th May, 2013** and registered as No **69** at page **69** Volume **251** of the Ministry of Lands Registry in the Office at Abakaliki

**OKOLI**  
Registrar of Deeds

CERTIFY TRUE COPY  
REGISTRAR OF DEEDS







# EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



## SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL /5078

**MR. OLIVER UMEH**

All that parcel of land at EGU-NKWO NTSURAKPA, EZZAMGBBO in the OHAUKWU Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 5413.921 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. DA/EB 20/2009 (Tracing No. -) the boundaries of which are described below.

Starting at concrete pillar marked SC/EBA 0395D the coordinates of which are: 257667.020 Metres North and 624847.009 Metres East of a concrete pillar marked NIG. NAT the origin of NIGERIA 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/EBA0395D	277	10	26.32		SC/EBAA5206D
	SC/EBAA5206D	250	52	49.75		SC/EBAA5207D
	SC/EBAA5207D	339	45	61.61		SC/EBAA5208D
	SC/EBAA5208D	71	26	39.42		SC/EBAA5209D
	SC/EBAA5209D	72	33	46.74		SC/EBAA5210D
	SC/EBAA5210D	162	00	29.93		SC/EBAA5211D
	SC/EBAA5211D	163	29	42.26		SC/EBAA5221D
	SC/EBAA5221D	254	52	9.10		SC/EBA0395D
			THE	STARTING		POINT

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

*[Signature]*  
FOR SURVEYOR - GENERAL  
EBONYI STATE OF NIGERIA

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