

LB8/LU/01/23.72

EBONYI STATE OF NIGERIA

PACEE 91

Certificate of Occupancy

LDR No:....

File No: PAL/5244

This is to certify that UDE GEORGE NWACHUKWU of NO 62 NTEJE STREET AZUIYIOKWU ABAKALIKI, EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LANDED PROPERTY AT NO 11A OKPOSI STREET AZUIYIOKWU ANANTI NKALEKE UNUHU (ALSO KNOWN AS PLOT 621 BLOCK 'G' AZUIYIOKWU) ABAKALIKI, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 366/2006 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: N625.00 (SIX HUNDRED AND TWENTY 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

(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

(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 (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.

(i) To install and operate water borne sewage system within six months from the date the buildings erected on the plot are connected to

(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

GIVEN under my hand this...

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 ...

Signature of Witness

Name of Witness LGKUMBA

RIPA Occupation of Witness ...

Address MIHISTRH LAMOS SURVEY AND HOUSING

Title Holder: UDE GEORGE NWACHUKWU

Old File Number: EBS/LU/AI/2372 New File Number: PAL/5244

Survey Plan No: OTE/EB 366/2006

Property Description: LANDED PROPERTY AT NO 11A OKPOSI STREET



REG/S

S A

SIGN

EBONYI

AZÜIYIOKWU ANANTI NKALEKE UNUHU (ALSO KNOWN AS PLOT 621 BLOCK 'G' AZUIYIOKWU) ABAKALIKI, EBONYI STATÈ PLAN NO OTE/EB 399 /2012 PLAN SHEWING LANDED PROPERTY OF MR. GEORGE NWACHUKWU UDE AT NO. 11A OKPOSI STREET AZUIYIOKWU ANANTI NKALEKE UNUHU ABAKALIKI LOCQL GOVT.AREA EBONYI STATE NIGERIA SCALE: 1 / 500 10 ORIGIN: NIG. NATIONAL AREA = 625,139 Sq. Mirs SC-EB A26080 254757.056m N MAKU LU/AI/2372 CERTIFIED TRUE COPY OF ORIGINAL PLAN MADE BY ME ON 08 - 08 - 2012 PLAN NO OTE/EB 399 /2012 REGISTERED SURVEYOR 38, EZZA ROAD ABAKALIKI.



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

This instrument was delivered for registration at 15:28 O'Clock in the AFTERNOON on 1st July, 2013 and registered as No 91 at page 91 Volume 231 of the Ministry of Lands Registry in the Office at Abakaliki

sqd) Ob 981 . B.D Commissioner For Stamp Duties 3239587 OF 03/06/013

Registrar of Deeds

CERTIFIED EGISTRAR OF DEEDS

30/8/013





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL /5244

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·		OKPOSI STRE	ET AZUIYIOK	MILANIAN TT	
All that I	parcel of land at	NK	CALEKE UNUH	J	the _ABAKALIKI
Local Go	vernment Area o	of the Ebonyi S	State of Nigeria	containing as	Area of approxima
625.13	9 Square	Motros	or rigeria	, containing an	Area of approxima
OTE /FD	200 (2016	Metres snown	on Ebonyi	State of Nige	ria Survey Plan
MIEVED	399/2012		(Tracing No))
boundarie	es of which are de	escribed below.			,
	at concrete pillar i		SC/EBA26009	tho co	ordinates of which a
54757.0	56 Metres No	orth and 6259	993.082 Motor	os Faat s	oncrete pillar mark
NIG.NA	<i>T</i> the		• Metro	es East of a c	oncrete pillar mark
	the (origin of . Nati	onal Zero	cadastral survey	s. The boundaries
n straight	lines the hearing	is and length of	which are as fo	llows.	
	and bearing	ye and length of	mile as it	mows;	
		, and length of	mich are as it	onows;	
		Bea	aring	10	1
S/N	From		aring	Lengths in: N	// To
S/N		Bea	aring	Lengths in: N	
S/N	From	Bea Degree (°)	Aring Minute (')	Lengths in: N Length	
S/N	From C/EBA2600G	Bea Degree (°)	Minute (')	Lengths in: N	To
S/N	From C/EBA2600G C/EBA2601G	Bea Degree (°) 254 336	Aring Minute (')	Lengths in: N Length	To SC/EBA2601
S/N S6	From C/EBA2600G C/EBA2601G C/EBA2602G	Bea Degree (°)	Minute (')	Lengths in: N Length	SC/EBA2601 SC/EBA2602
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NWESTON OMJESTS EBONYI STATE OF NIGERIA

are referred to National /True North.