Nº 0000598



ERONYI STATE OF NIGERIA

eb 103 011

Certificate of Occupancy

EBS LU AI 1003

This is to certify that OBINNA SUNDAY IJEKWE of NO 82 AGBANI ROAD ENUGU STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY SITUATE AT 102 IZZIOGGO ROAD EWEMIRI EFIOM, OHAUKWU LOCAL GOVERNMENT AREA. described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 499/2009 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINTY-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: N323.00 (THREE HUNDRED AND TWENTY-THREE NAIRA) per annum.

(b) The rent hereby reserved shall be revised at the end of every 5

- (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 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.

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

(h) Paid an improvement premium of N0.00 (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 day of Jan 2012

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 ..

Occupation of Witness

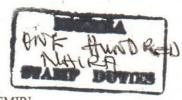
27/2/012

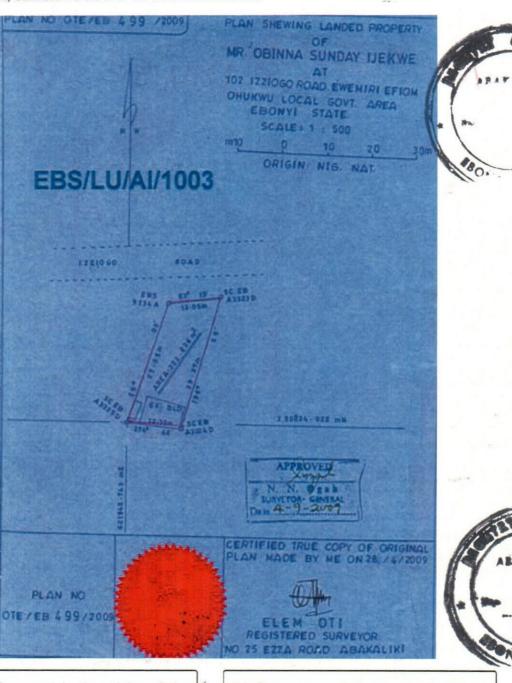
Title Holder: OBINNA SUNDAY IJEKWE

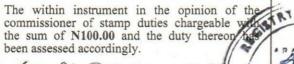
Old File Number: EBS/LU/AI/1003 New File Number: PAL/527

Survey Plan No: OTE/EB 499/2009









Commissioner For Stamp Duties (0202682)OF 07/10/09

This instrument was delivered for registration at 10:29 Clock in the FORENOON on 21st February 2011 and registered as No 53 at page 53 Volume 1 of the Ministry of Lands Registry bakaliki

legistrar of Deeds







EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/527

OBINNA SUNDAY IJEKWE

3							
A	All that	parcel of land at	102 IZZIOGO	ROAD NWEMI	RI EFIOM in the	OHAUKWU	
	Local G	ocal Government Area of the Ebonyi State of Nigeria, containing an Area of approximately					
	322.82	6 Square Met OTE/EB499/200	19			Survey Plan No.	
	boundar	ries of which are desc	ribed below.				
	Starting at concrete pillar marked SC/EBA3325D the coordinates of which are 290824.022 Metres North and 621940.743 Metres East of a concrete pillar marked						
	NIG	.NAT the ori	gin ofNIGE	RIA	cadastral surveys.	The boundaries run	
	in straig	ght lines the bearings	and lengths of	which are as fo	ollows:		
	in straig	ght lines the bearings			Lengths in: M		
	in straig		Bea		Lengths in: M	То	
			Bea	ring	Lengths in: M	То	
			Bea	ring	Lengths in: M	To EBS9234A	
		From SC/EBA3325D	Bear Degree (°)	ring Minute (')	Lengths in: M Length 27.05	EBS9234A	
		From	Bea Degree (°)	ring Minute (')	Lengths in: M Length		
		From SC/EBA3325D EB9234A	Bear Degree (°)	ring Minute (') 00 19	Lengths in: M Length 27.05	EBS9234A SC/EBA3323D	
		From SC/EBA3325D	Bear Degree (°)	ring Minute (')	Lengths in: M Length 27.05	EBS9234A	
		From SC/EBA3325D EB9234A	Bear Degree (°)	ring Minute (') 00 19	Lengths in: M Length 27.05	EBS9234A SC/EBA3323D	
		From SC/EBA3325D EB9234A SC/EBA3323D	Bear Degree (°) 19 83	oo 19	Lengths in: M Length 27.05 12.05	EBS9234A SC/EBA3323D SC/EBA3324D	

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

for Surveyor-General Ebonyi State of Nigeria

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