Mar/137/04 Nº 0002259



RBS/LUIA1/2388

No. 8

EBONYI STATE OF NIGERIA

Vol: 263

AGE 8

Certificate of Occupancy

LDR No:

File No: PAL/5329

This is to certify that ONYEBUCHI CHRISTOPHER MMADUMELU of NO.4 QUARRY ROAD G.R.A, ABAKALIKI. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT EDDA ECHARA IN EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. CSC/EB346/2008 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: N880.00 (EIGHT HUNDRED AND EIGHTY 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 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. 2013. day of Musmy 2013.

ARC. NWOĞHA FRIDAY MOSÉS COMMISSIONER FOR LANDS, SURVEY AND HOUSING ÉBONYI 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 ONELE, T.C Occupation of Witness CWIL SERVICE

Address MIN: OF LANDS, SURVEY & HOUSING, ABAKALIY

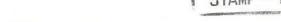
12/3/014



Title Holder: ONYEBUCHI CHRISTOPHER MMADUMELU

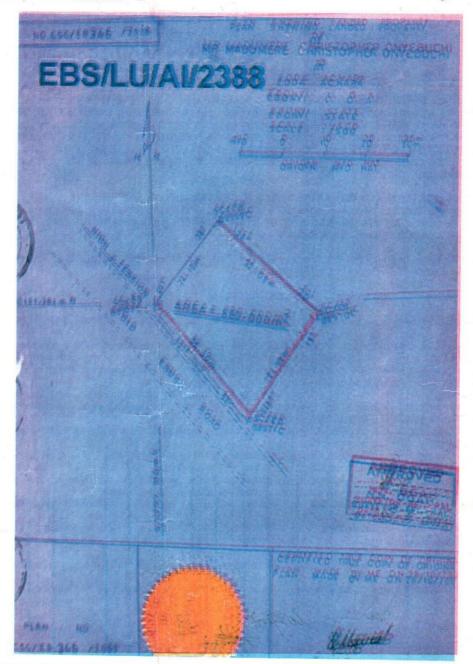
Old File Number: EBS/LU/AI/2388 New File Number: PAL/5329

Survey Plan No: CSC/EB346/2008





Property Description: LAND AT EDDA ECHARA IN EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE.







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.

> Commissioner For Stamp Duties 0239367 OF 7/5/2013

This instrument was delivered for registration at 11:18 O'Clock in the FORENOON on 25th July, 2013 and registered as No 8 at page 8 Volume 263 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED ENTRAR OF DEEDS





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/5329

CHRISTOPHER ONYEBUCHI MMADUMELU
All that parcel of land atEDDA ECHARA in theEBONYI
local Government Area of the Ebonyi State of Nigeria, containing an Area of approximatel 880.000 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. CSC/EB346/2008 (Tracing No
boundaries of which are described below.
Starting at concrete pillar marked SC/EBB8968C the coordinates of which are
260441.384 Metres North and 623755.916 Metres East of a concrete pillar market
NIG. NAT. the origin of NIGERIAN cadastral surveys. The boundaries ru
in straight lines the bearings and length of which are as follows:
Possing Langths in M

S/N	From	Bearing		Lengths in: M		
		Degree (°)	Minute (')	Length	То	
						===
	SC/EBB8968C	41	38	24.10	SC/EBB8969C	
FEB	SC/EBB8969C	134	20	32.08	SC/EBB8970C	
	SC/EBB8970C	216	18	28.97	SC/EBB8971C	
SIMIE	SC/EBB8971C	321	51	35.30	SC/EBB8968C	
		THE	STARTING	POINT		

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

For Surveyor-General Ebonyi State of Nigeria

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