

No 0000244

Feb/6/11/011



EBONYI STATE OF NIGERIA

No. 39

Vol: 133

PAGE 39

Certificate of Occupancy

LDR No:.....

File No: PAL/533

This is to certify that AMBROSE KUJERE of NO 17 OJEOWERE STREET ABAKALIKI EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY SITUATE AT OBEGU AZUIYIOKWU INYIMEGU IZZI UNUHU ABAKALIKI, ABAKALIKI LOCAL GOVERNMENT ARAE, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 354/2010 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: N4,220.00 (FOUR THOUSAND TWO HUNDRED AND TWENTY 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) 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.
(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 NN/A (0.00)
(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.

14/7/011

GIVEN under my hand this 27th May 2011 day of.....

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) 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 USKUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI



Title Holder: AMBROSE KUJERE

Old File Number: EBS/LU/AI/1476 New File Number: PAL/533

Survey Plan No: HT/EB 354/2010

Property Description: PROPERTY SITUATE AT OBEGU AZUIYIOKWU INYIMEGU IZZI UNUHU ABAKALIKI, ABAKALIKI LOCAL GOVERNMENT AREA, 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) O. O. O. O.

Commissioner For Stamp Duties (0029425) OF 01/08/010

This instrument was delivered for registration at 15:20 O'Clock in the AFTERNOON on 10th February, 2011 and registered as No 39 at page 39 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

(Sgd) P. C. Eze
Registrar of Deeds

CERTIFIED TRUE COPY
(Sgd) P. C. Eze
REGISTRAR OF DEEDS



12/06/11



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/530

AMBROSE KUJERE

An undivided parcel of land at OBEAGU AZUIYIOKWU INYIMEGU in the ABAKALIKI

Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

4217.822 Square Metres shown on Survey Plan No.

HT/EB354/2010 (Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked SC/EBF 2965E the coordinates of which are:

1804.053 Metres North and 4204.212 Metres East of a concrete pillar marked

NK 48 the origin of ABAKALIKI 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/EBF2965E	170	01	69.19		SC/EBF 2964E
	SC/EBF2964E	260	01	60.96		SC/EBK9228D
	SC/EBK9228D	350	01	69.19		SC/EBK9229D
	SC/EBK9229D	80	01	60.96		SC/EBF2965E



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
