

Jul/128/013

No. 0002317



FBS/LY/AT/2386

EBONYI STATE OF NIGERIA

No. 100

Vol: 251

PAGE 100

Certificate of Occupancy

LDR No:.....

File No: PAL/5374

This is to certify that NWUEDELE NWANCHOR IFEANYI of NO 154 OGOJA ROAD, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PARCEL OF LAND AT OBEGU NTEZI ABA, ABAKALIKI IN EBONYI L G A described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 326/2005 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: N425.00 (FOUR 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 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:-

15/8/013

- (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 tenable 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 NN/A (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 23rd 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) 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] Signature of Witness [Signature]

Name of Witness [Signature] Occupation of Witness [Civil Servant]

Address Ministry of Lands, Survey & Housing Abakaliki

2/08/013

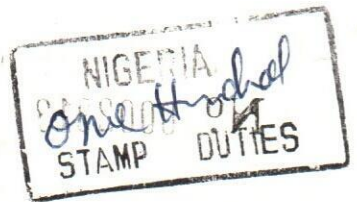


Title Holder: NWUEDELE NWANCHOR IFEANYI

Old File Number: EBS/LU/AI/2386 New File Number: PAL/5374

Survey Plan No: OTE/EB 326/2005

Property Description: PARCEL OF LAND AT OBEGU NTEZI ABA, ABAKALIKI IN EBONYI L G A



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
0283350 OF 03/07/13

This instrument was delivered for registration at 10:42 O'clock in the FORENOON on 17th July, 2013 and registered as No 100 Volume 251 of the Ministry of Lands Registry in the Office at Abakaliki
[Signature]
Registrar of Deeds



TRUE COPY
REGISTRAR OF DEEDS

[Handwritten signature] 13/8/13



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL /5374

NWUDELE IFEANYI

All that parcel of land at **OBEAGU NTEZI-ABA** in the **ABAKALIKI**

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

424.166 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

OTE/EB 326/2005 (Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked **SC-EBA 1316B** the coordinates of which are:

1445.332 Metres North and **1614.938** Metres West of a concrete pillar marked

SC/EBA 1316B the origin of **NK 48** cadastral surveys. The boundaries run

in straight lines the bearings and length of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	SC-EBA 1316B	53	04	15.97	SC-EBK 5817A
	SC-EBK 5817A	53	04	15.03	SC-EBK 5816A
	SC-EBK 5816A	114	20	15.35	SC-EBA 1314B
	SC-EBA 1314B	232	13	31.22	SC-EBA 5815A
	SC-EBA 1315B	295	32	15.50	SC-EBA 1316B
	THE STARTING POINT				

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

[Handwritten Signature]

FOR SURVEYOR - GENERAL
EBONYI STATE OF NIGERIA
