

No. 0002360



EBONYI STATE OF NIGERIA

July/214/013

EBs/Lu/A1/2405

LDR No: No. 15

Certificate of Occupancy

Vol: 263

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File No: PAL/5475

This is to certify that EMMANUEL OZOEMENAM EGBU of NO 1 MGBOWO STREET, KPIRIKPIRI ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT KPIRIKPIRI (NO 2 MGBOWO STREET) ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. ASC/AN12/1979 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: N595.00 (FIVE HUNDRED AND NINETY 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 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 14th day of Oct 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) 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 .....

Name of Witness UBARA SUNDAY J. Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI

24/07/04





Title Holder: EMMANUEL OZOEMENAM EGBU

Old File Number: EBS/LU/AI/2405 New File Number: PAL/5475

Survey Plan No: ASC/AN12/1979

Property Description: LAND AT KPIRIKPIRI(NO 2 MGBOWO STREET)ABAKALIKI



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.

*Obasi B.D.*  
Commissioner For Stamp Duties  
0232772OF2/3/13

This instrument was delivered for registration at 15:12 O'Clock in the AFTERNOON on 25th July, 2013 and registered as No 15 at page 15 Volume 263 of the Ministry of Lands Registry in the Office at Abakaliki

*5/2/01400*  
Registrar of Deeds

CERTIFIED TRUE COPY  
*Obasi*  
REGISTRAR OF DEEDS



*5/2/01400*  
PAL 5475





# EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



## SURVEY DESCRIPTION OF LANDED PROPERTY OF .....PAL 5475.....

### MR. EMMANUEL O. EGBU

All that parcel of land at .....KPIRIKPIRI..... in the EBONYI Local Government Area of the Ebonyi State of Nigeria, containing an area of approximately.....591.530..... Square Meters shown on Ebonyi State of Nigeria Survey Plan No. ....ASC/AN 12/1979..... (Tracing No: ..... ) the boundaries of which are described below.

Starting at concrete pillar marked .....AS 99..... the coordinates of which are: 257754.881 Meters South and 626517.786 Meter East of a concrete pillar marked .....NIG. NAT..... the origin of NAT. ZERO Cadastral surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree(°)	Minute(')	Length	To
	AS 99	262 <sup>0</sup>	29'	15.42m	AS 100
	AS 100	345 <sup>0</sup>	12'	35.24m	AS 97
	AS 97	47 <sup>0</sup>	25'	16.08m	AS 98
	AS 98	163 <sup>0</sup>	50'	44.71m	AS 99
			THE	STARTING	POINT

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

*Emmanuel O. Egbu*  
 .....  
 For Surveyor-General  
 Ebonyi State of Nigeria

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