

No. 0002435

Man/19/14

No. 14



EBONYI STATE OF NIGERIA

Vol: 275

EBs/Lu/Ai/2457

PAGE 14

Certificate of Occupancy

LDR No:.....

File No: PAL/5949

This is to certify that **NWOSU CHINEDU FRANKLIN** of **NO 16 CHRIS OSELEBE STREET ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT ALI EGBEDIKE, AMIKE- ABA VILLAGE, ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. LMS/EB013/2011** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 014** 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: **N785.00 (SEVEN HUNDRED AND EIGHTY-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 tenatable 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 **N00.00 (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.

81714

GIVEN under my hand this *9th* day of *April* *2014*

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]* Signature of Witness *[Signature]*

Name of Witness *Hurston J.W.* Occupation of Witness *Civil Servant*

Address *Ministry of Lands, Survey & Housing, Abakaliki*

23/6/14



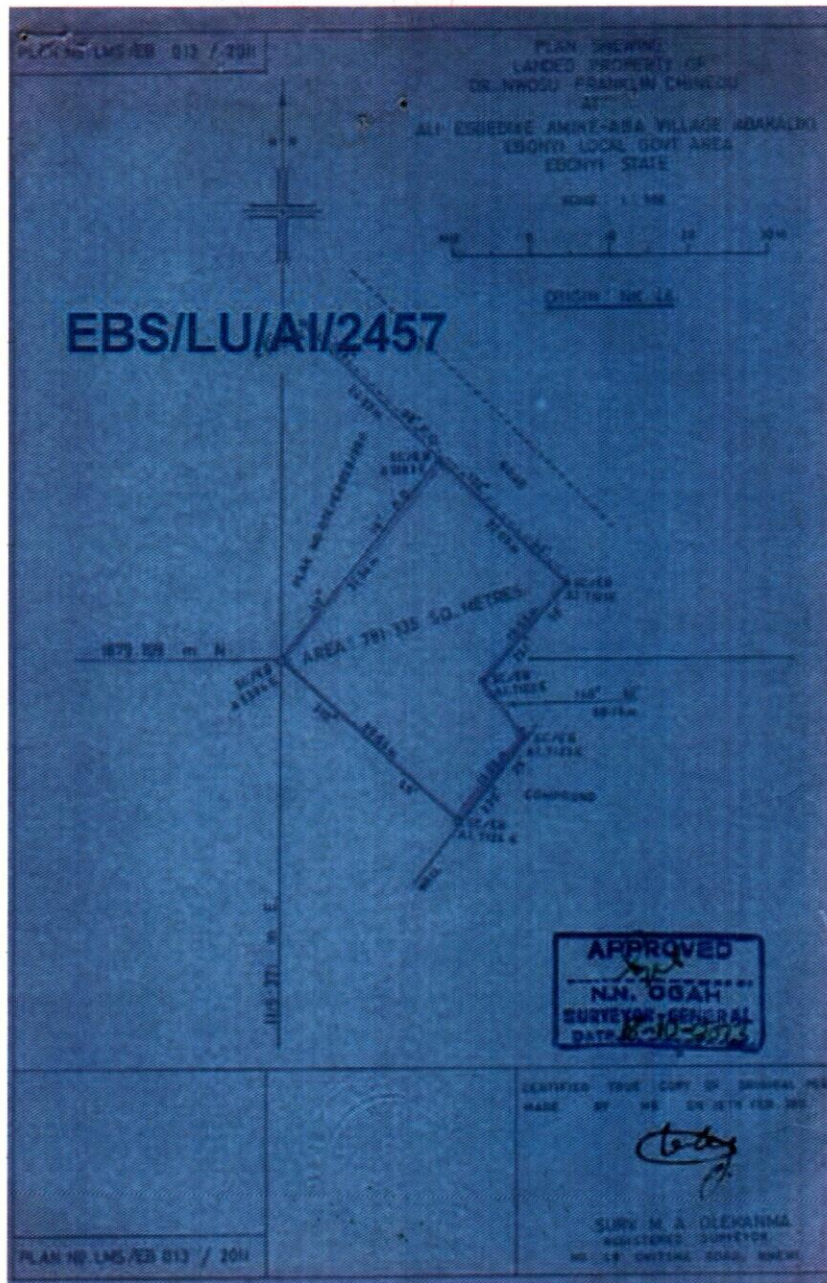
Title Holder: NWOSU CHINEDU FRANKLIN

Old File Number: EBS/LU/AI/2457 New File Number: PAL/5949

Survey Plan No: LMS/EB013/2011

Property Description: LAND AT ALI EGBEDIKE, AMIKE- ABA VILLAGE, ABAKALIKI

NIGERIA
One hundred
STAMP DUTIES



REGISTRAR
AF
SIFA
EBONYI

REGISTRAR
AF
SIFA
EBONYI

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) Obaseki B O
Commissioner For Stamp Duties
0318628 OF 5/11/13

This instrument was delivered for registration at 16:9 O'Clock in the AFTERNOON on 10th March 2014 and registered as No 14 at page 14 Volume 275 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds

CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS



ch... 23/6/14



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF

DR. NWOSU FRANKLIN CHINEDU



All that parcel of land at **AMIKE-ABA VILLAGE** in the
 **EBONYI** Local Government Area of the Ebonyi State of Nigeria,
 containing an area of approximately **781.335** Square Meters
 shown on Ebonyi State of Nigeria Survey Plan No.
 **LMS/EB 013/2011** (Tracing No:) the boundaries
 of which are described below.

Starting at concrete pillar marked **SC/EBA 5384 E**, the coordinates of
 which are: **1879.109** North/South and **1119.371** Meter East of a
 concrete pillar marked **NK 48** the origin of **ABAKALIKI**
 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(⁰)	Minute(')	Length	To
	SC/EBA5384E	40 ⁰	16'	31.34m	SC/EBA5384E
	SC/EBA5383E	133 ⁰	43'	22.03m	SC/EBA1721E
	SC/EBA17121E	221 ⁰	38'	15.56m	SC/EBA17122E
	SC/EBA17122E	140 ⁰	52'	08.18m	SC/EBA17123E
	SC/EBA17123E	220 ⁰	26'	13.29m	SC/EBA17124E
	SC/EBA17124E	310 ⁰	55'	29.63m	SC/EBA5384E
			THE	STARTING	POINT



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

.....
Franklin Chinedu Nwosu
 For Surveyor-General
 Ebonyi State of Nigeria
