

Nº 0002290



EBS/LU/AM/2445

Mar 16/2014  
No. 6

EBONYI STATE OF NIGERIA

VOL: 275 PAGE 6

Certificate of Occupancy

LDR No:.....

File No: PAL/5962

This is to certify that **UCHENNA AMANDI IZUNDU JOSEPH** of **NO 1 IWOLLO STREET ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT NO 103 BLOCK 'F' NDIAGU LAYOUT AGBAJA UNUHU, ABAKALIKI, EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 124/2011** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2014** 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.

443302

- 1(a) RENT: **N510.00 (FIVE HUNDRED AND TEN 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 (NOT APPLICABLE)**
- (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 6th day of March, 2014

*[Signature]*  
**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 UGWUMBA RITA ..... Occupation of Witness CIVIL SERVANT .....

Address MINISTRY OF LANDS SURVEY AND HOUSING ABAKALIKI  
14/6/2014



Title Holder: UCHENNA AMANDI IZUNDU JOSEPH

Old File Number: EBS/LU/AI/2445 New File Number: PAL/5962

Survey Plan No: OTE/EB 124/2011

Property Description: PLOT NO 103 BLOCK 'F' NDIAGU LAYOUT AGBAJA UNUHU, ABAKALIKI, EBONYI STATE

NIGERIA  
*one hundred*  
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 Obasi. B.*  
Commissioner For Stamp Duties  
RCR NO 0260665 OF 15/08/13

This instrument was delivered for registration at 15:55 O'Clock in the AFTERNOON on 5th March, 2014 and registered as No 6 at page 6 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... 14/3/14*



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF** PAL /5962

**UCHENNA AMANDI IZUNDU JOSEPH**

**PLOT NO 103 BLOCK 'F' BLOCK F NDIAGU**

All that parcel of land at **LAYOUT AGBAJA UNUHU** in the **ABAKALIKI**

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

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

**OTE/EB 124/2011**

(Tracing No. - ) the

boundaries of which are described below.

**SC-EBA8052E**

Starting at concrete pillar marked the coordinates of which are:

**256001.570** Metres North/South and **628089.29** Metres East/West of a concrete pillar

marked **NIG. NAT** 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-EBA 8052E	24	18	23.11		SC-EBA 8053E
	SC-EBA 8053E	107	06	25.90		SC-EBA 8054E
	SC-EBA 8054E	208	27	25.15		BJ 38037
	BJ 38037	291	12	22.10		BJ 38034
	BJ 38034	291	58	1.80		SC-EBA 8052E
			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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