

Mar/22/014

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No. 39



EDS/W/A/1783

COUNTERPART

2015 39

EBONYI STATE OF NIGERIA

AI SUR IN 1804/2015/ERS

Certificate of Occupancy



File No: PAL/6179

LDR No:.....

This is to certify that CHRISTOPHER OKWUDILI ADURUCHI of NO 3 WATCHMAN STREET, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT NO. 506 IN BLOCK NO. E ABAKALIKI LAYOUT, ABAKALIKI. described in the Schedule and more particularly marked and delineated in the PLAN NO. NLS/EB097/2003 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2015 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: N475.00 (FOUR HUNDRED AND SEVENTY 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:-

14/01/015

- (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 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 5th day of March 2015

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 Aduruchi Signature of Witness

Name of Witness Nwagochi J.N. Occupation of Witness Civil Service

Address Ministry of Lands Survey & Housing, Abakaliki

2/7/015



Title Holder: CHRISTOPHER OKWUDILI ADURUCHI

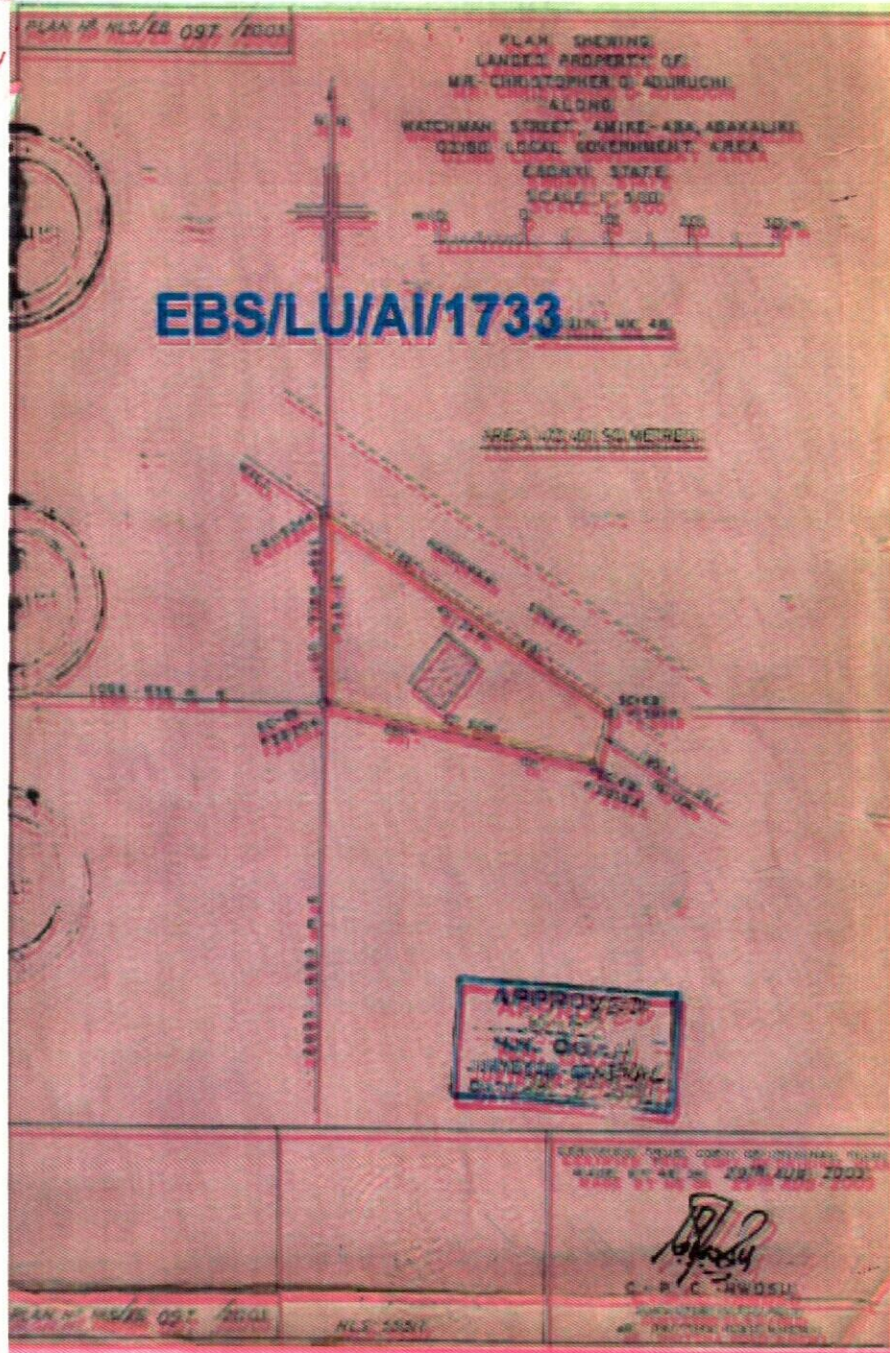
Old File Number: EBS/LU/AI/1733 New File Number: PAL/6179

Survey Plan No: NLS/EB097/2003

Property Description: PLOT NO. 506 IN BLOCK NO. E ABAKALIKI LAYOUT, ABAKALIKI.

NIGERIA
one hundred
STAMP DUTIES

REGISTRAR
AB/
Sign
EBONY



REGISTRAR
AB
Sign
EBONY

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.

This instrument was delivered for registration at 14:00 O'Clock in the FORENOON on 14th March, 2014 and registered as No 39 at page 39 Volume 275 of the Ministry of Lands Registry in the Office at Abakaliki

huh 28/04/2015
Commissioner For Stamp Duties

[Signature]
Registrar of Deeds

REGISTRY OF
ABAKALIKI
EBONYI STATE

CERTIFY TRUE COPY
REGISTRAR OF DEEDS





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF

MR. CHRISTOPHER O. ADURUCHI

All that parcel of land along **WATCHMAN STREET** in the **EBONYI**Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **472.461**Square Meters shown on Ebonyi State of Nigeria Survey Plan No. **NLS/EB 097/2003** (Tracing No:.....) the

boundaries of which are described below.

Starting at concrete pillar marked **SC-EBF 3920 A** the coordinates of which are: **1096.856** Meters North and **2003.080** 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(^o)	Minute(')	Length	To
	SC-EBF 3920 A	358 ^o	00'	21.97m	CG 115244
	CG 115244	122 ^o	48'	41.24m	SC-EBF 3918 A
	SC-EBF 3918 A	195 ^o	01'	06.12m	SC-EBF 3919 A
	SC-EBF 3919 A	281 ^o	01'	32.92m	SC-EBF 3920 A



THE STARTING POINT

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

For Surveyor-General
Ebonyi State of Nigeria