

Nov/22/04

Nº 0002358



EBS/LU/A1/1665

EBONYI STATE OF NIGERIA

No. 37 Vol. 295 Page 37

Certificate of Occupancy

LDR No:.....

A1/SUR/NO/29/10/2014/EB89

File No: PAL/6185

This is to certify that ESTHER ABOMEZIE of ENUGU-UKWU IN NJIKOKA LOCAL GOVERNMENT AREA, ANAMBRA STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT NO 430 IN BLOCK NO E KPIRIKPIRI, LAYOUT ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. NW/EB066/2010 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: N400.00 (FOUR HUNDRED 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 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.

GIVEN under my hand this 23rd day of May 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) 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 of Witness

Name of Witness Occupation of Witness

Address Ministry of Lands Survey & Housing, Abakaliki

22/12/04



18161015

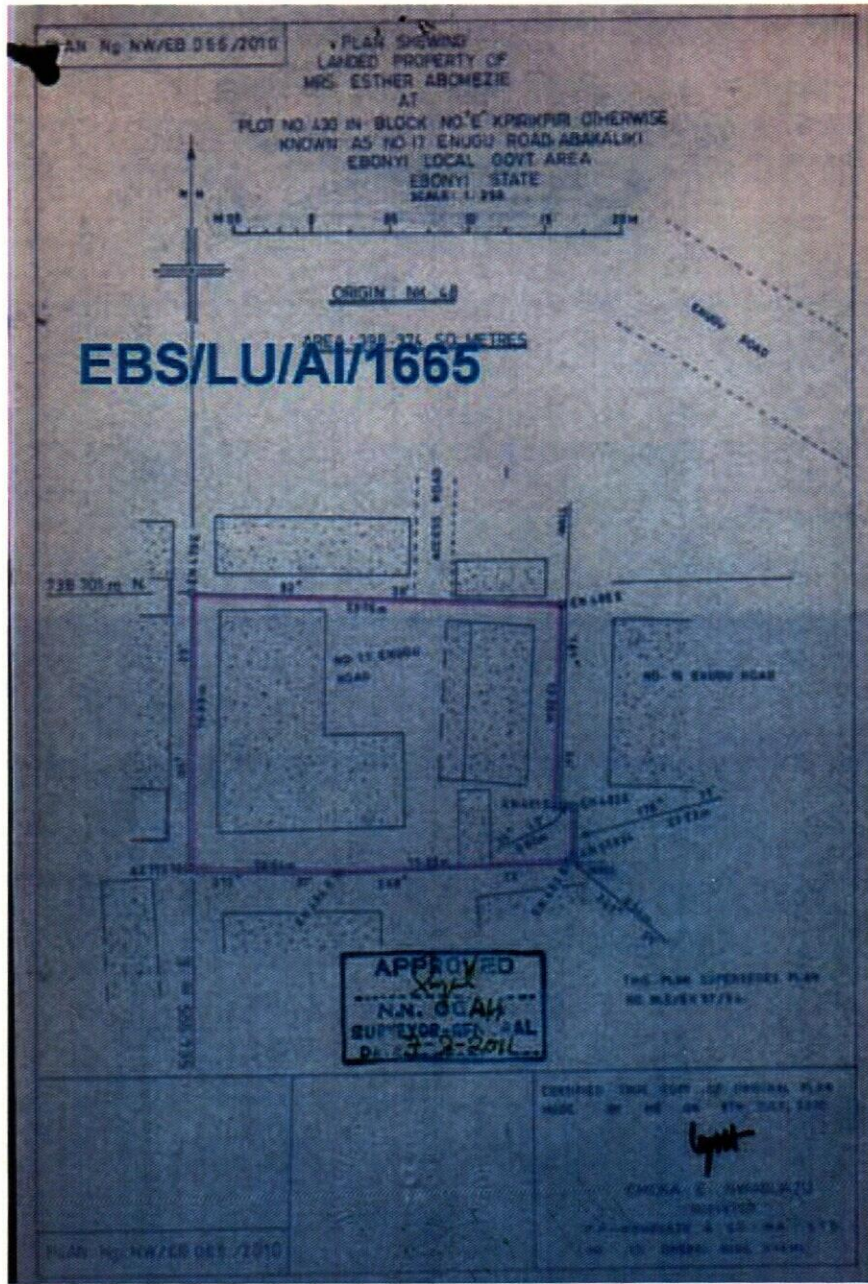
Title Holder: ESTHER ABOMEZIE

Old File Number: EBS/LU/AI/1665 New File Number: PAL/6185

Survey Plan No: NW/EB066/2010

Property Description: PLOT NO 430 IN BLOCK NO E KPIRIKPIRI, LAYOUT ABAKALIKI

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.

Csgd/Ogayi, M.O

Commissioner For Stamp Duties
0195199OF 8/11/12

This instrument was delivered for registration at 10:22 O'Clock in the FORENOON on 14th March, 2014 and registered as No 37 at page 37 Volume 275 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds



P A L / 6 1 8 5

CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS

[Signature] 22/12/2014



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6185

ESTHER ABOMZIE

All that parcel of land at PLOT 430 IN BLOCK E KPIRIKPIRI in the EBONYI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 398.374 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. NW/EB66/2010 (Tracing No.) the boundaries of which are described below.

Starting at concrete pillar marked EN479E the coordinates of which are: 738.701 Metres South and 564.995 Metres East of a concrete pillar marked NK48 the origin of ABAKALIKI surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	EN479E	92	20	23.76		EN 480E
	EN480E	181	34	12.39		EN481E
	EN481E	99	42	0.90		EN482E
	EN482E	176	39	03.22		AN56824
	AN56824	241	28	0.34		EN483E
	EN483E	268	23	15.09		EN484E
	EN484E	272	37	09.54		AS77570
	AS77570	01	29	16.88		EN479E

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

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for Surveyor-General
 EBONYI STATE OF NIGERIA
