

April 17 2014

No. 0002521



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EBS/LU/A1/2455

No. 63 Vol. 275
M/SOR/NOI 6/2/2015 EBS G

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:.....

File No: PAL/6344

This is to certify that **NWUGWU PATRICK NDUKA** of **ULOANWU ISHIEKE IZZI IN EBONYI LOCAL GOVERNMENT OF EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT OHATEKWE AGALEGU ISHIEKE IN EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. AGS/EB138/2012** 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.

- 1(a) RENT: **N455.00 (FOUR HUNDRED AND FIFTY 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 **NN/A (0.00)**
- (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.

24/6/14

GIVEN under my hand this 21st day of August 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 UBARA SUNDAY Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI

25/2/15

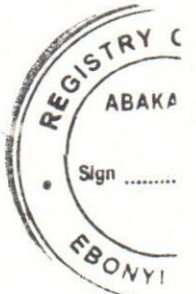
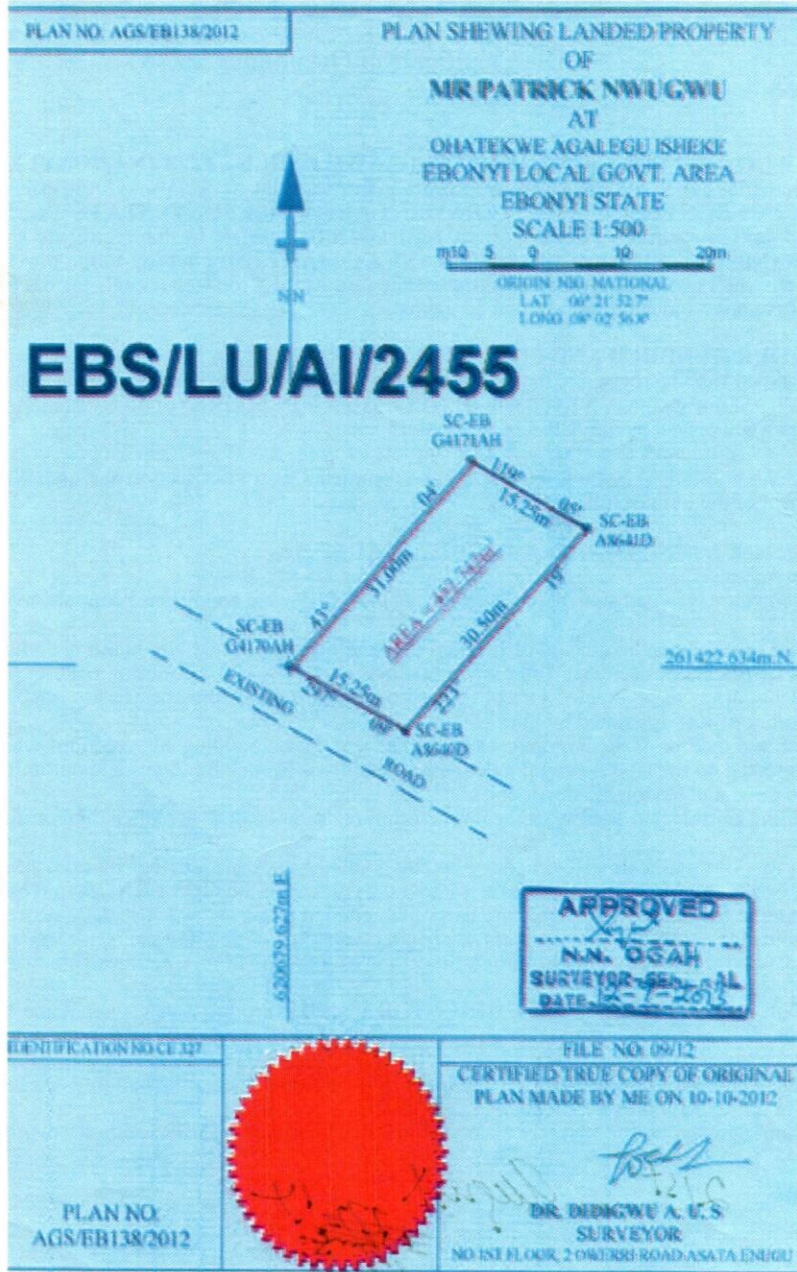
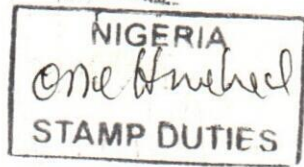


Title Holder: NWUGWU PATRICK NDUKA

Old File Number: EBS/LU/AI/2455 New File Number: PAL/6344

Survey Plan No: AGS/EB138/2012

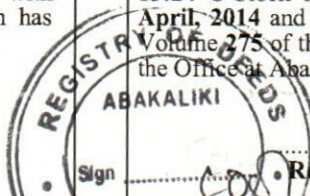
Property Description: LAND AT OHATEKWE AGALEGU ISHIEKE IN EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE



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.

Egd Ogan M.D.
Commissioner For Stamp Duties
0318543

This instrument was delivered for registration at 13:24 O'Clock in the AFTERNOON on 15th April, 2014 and registered as No 63 at page 63 Volume 375 of the Ministry of Lands Registry in the Office at Abakaliki



[Signature]
Registrar of Deeds



[Signature] 25/2/15



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6344

MR. PATRICK NWUGWU

All that parcel of land at OHATEKWE AGALEGU ISHIEKE in the EBONYI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 452.742 Square Meters shown on Ebonyi State of Nigeria

Survey Plan No. AGS/EB 138/013 (Tracing No: _____) the

boundaries of which are described below.

Starting at concrete pillar marked SC/EBG 4170 AH the coordinates of which are:

261422.634 Meters North and 620679.627 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
	SC/EBG 4170 AH	43°	04'	31.00m	SC/EBG 4171 AH
	SC/EBG 4171 AH	119°	05'	15.25m	SC/EBA 8641 D
	SC/EBA 8641 D	223°	19'	30.50m	SC/EBA 8640 D
	SC/EBA 8640 D	297°	09'	15.25m	SC/EBG 4170 AH

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

