

Apr/198/04
No. 0002266



EBS/LUKA/2496

No. 76 VOL. 275 PAGE 76

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:.....

File No: PAL/6393

This is to certify that **NWAGU UKPA** of **7B NWANKWO STREET, ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT NO 708 IN BLOCK "G" AZUIYIOKWU LAYOUT, ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. SV/EB 32/2013** 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: **N810.00 (EIGHT 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 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.

16/7/04

GIVEN under my hand this 5th day of June 10 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 ONELE, T. E Occupation of Witness CIVIL SERVICE

Address MIN. OF LANDS, SURVEY & HOUSING, ABAKALIKI

25/6/04



Title Holder: NWAGU UKPA

Old File Number: EBS/LU/AI/2496 New File Number: PAL/6393

Survey Plan No: SV/EB 32/2013

Property Description: PLOT NO 708 IN BLOCK "G" AZUIYI OKWU LAYOUT, ABAKALIKI

NIGERIA
ONE HUNDRED
STAMP
DUTIES



REGISTRAR
APR 14 2014
SIR
ENUGU

REGISTRAR
APR 14 2014
SIR
ENUGU

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) OSAH M.O
 Commissioner For Stamp Duties
 0322012 OF 7/4/2014

This instrument was delivered for registration at 14:35 O'Clock in the AFTERNOON on 15th April, 2014 and registered as No 76 at page 76 Volume 275 of the Ministry of Lands Registry in the Office at Abakaliki

(Signature)
 Registrar of Deeds



CERTIFIED TRUE COPY
REGISTRAR OF DEEDS

26/05/14



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6393



NWAGU UKPA

All that parcel of land at NO.708 IN BLOCK 'G' AZUIYIOKWU L/O in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 807.746 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. SV/EB32/2013 (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked EN7539F the coordinates of which are: 253236.425 Metres North and 626076.772 Metres East of a concrete pillar marked NIG. NAT. the origin of NIGERIA 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
	EN7539F	294	16	25.95	EN7539F
	EN542F	15	30	35.68	BJ726
	BJ726	117	29	20.94	EN7539F
	EN7538F	187	11	35.66	EN7539F
		THE	STARTING	POINT	

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

T. C. White

for Surveyor-General
EBONYI STATE OF NIGERIA

