

April 22 2014
No: 0002552



EB/UL/1483

AI(SPR/ND)64/2/2015/EBSG
No. 88 Vol: 275 Area 88

Certificate of Occupancy

LDR No:.....

File No: PAL/6434

This is to certify that **EMMANUEL OWUNNA AND CHIKWENDU OWUNNA** of **NO 6 ISHIELU LANE ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT 21A IN/39 BLOCK B ABAKPA ISHIELU LANE ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. NT/EB119/2010** 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.

- (a) RENT: **N725.00 (SEVEN HUNDRED AND TWENTY-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 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 **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 13th day of Jan 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) 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

Handwritten signature/initials

Title Holder: EMMANUEL OWUNNA AND CHIKWENDU OWUNNA

Old File Number: EBS/LU/AI/1483 New File Number: PAL/6434

Survey Plan No: NT/EB119/2010

Property Description: PLOT 21A IN/39 BLOCK B ABAKPA ISHIELU LANE ABAKALIKI

NIGERIA
One Hundred
STAMP DUTIES

PLAN NO NT/EB 119 /2010

PLAN SHOWING LANDED PROPERTY OF
MESSRS EMMANUEL OWUNNA
CHIKWENDU OWUNNA
AT
PLOT 21A IN/39 BLOCK B ABAKPA
ISHIELU LANE
ABAKALIKI L. O. A
EBONYI STATE
SCALE 1/500

EBS/LU/AI/1483

COMPUTER ID 119 SKETCH EB ITEM 109/00 FILE 583

PLAN NO
NT/EB 119 /2010

CERTIFIED TRUE COPY OF ORIGINAL
PLAN MADE BY ME ON 24/7/2014

CHIEF P.C. EZE
REGISTERED SURVEYOR
157 FLOOR 4/5TH CB-BUILDING
NO 9 OGBU ROAD ENIGBU

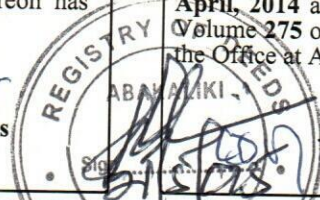


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(Signed) Ogayn M.O.
Commissioner For Stamp Duties

This instrument was delivered for registration at 9:58 O'Clock in the FORENOON on 17th April, 2014 and registered as No 88 at page 88 Volume 275 of the Ministry of Lands Registry in the Office at Abakaliki

(Signed) Registrar of Deeds



CERTIFIED COPY
(Signed) Registrar of Deeds



Chikwende
24/2/2014



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF

MESSRS EMMANUEL ONWUNNA AND CHIKWEDU ONWUNNA

PLOT 21^A BLOCK "B" ABAKPE

ABAKALIKI

All that parcel of land at in the

Local Government Area of Ebonyi State of Nigeria, containing an area of Approximately

724.805

.....square metres shown on Ebonyi State of Nigeria survey plan

HT/EB 119/2010

No.....(Tracing No.....) The

Boundaries of which are described below.

SC/EB K280E

Starting at a concrete pillar market the co-ordinates of which are

256350.542

627978.305

.....Metres North andmetres East/West of a

NIG. NAT

NIGERIA

concrete pillar marked.....the origin of

Cadastral survey, the boundaries run in straight lines the bearings and lengths of which are as

follows:-

S/N	FROM	BEARING		Lengths in M	TO
		Degree(⁰)	Minute(['])	Length	
1.	SC/EB K280E	10	04	23.65m	SC/EB K281E
2.	SC/EB K281E	93	08	29.77m	SC/EB K282E
3.	SC/EB K282E	187	27	24.40m	SC/EB K283E
4.	SC/EB K283E	274	44	30.80m	SC/EB K280E

THE STARTING POINT

**For Surveyor General
Ebonyi State of Nigeria**

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

