

Apr/24/04
No. 0002523



EB/LS/LU/PA/2527

EBONYI STATE OF NIGERIA

No. 98

Vol: 275

PAGE 98

Certificate of Occupancy

LDR No:.....

File No: PAL/6464

This is to certify that **JONAS EJKEME UMEH** of **NO.2 NKANU STREET, ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT ANANCHI NKALEKE UNUHU IN ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. CUO/EB 02/2002** 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: **N715.00 (SIX HUNDRED AND FIFTEEN 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 **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.

13/8/04

GIVEN under my hand this 20th 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 ONELE, T. C Occupation of Witness CIVIL SERVICE

Address MIN. OF LANDS, SURVEY & HOUSING, ABAKALIKI

25/6/04



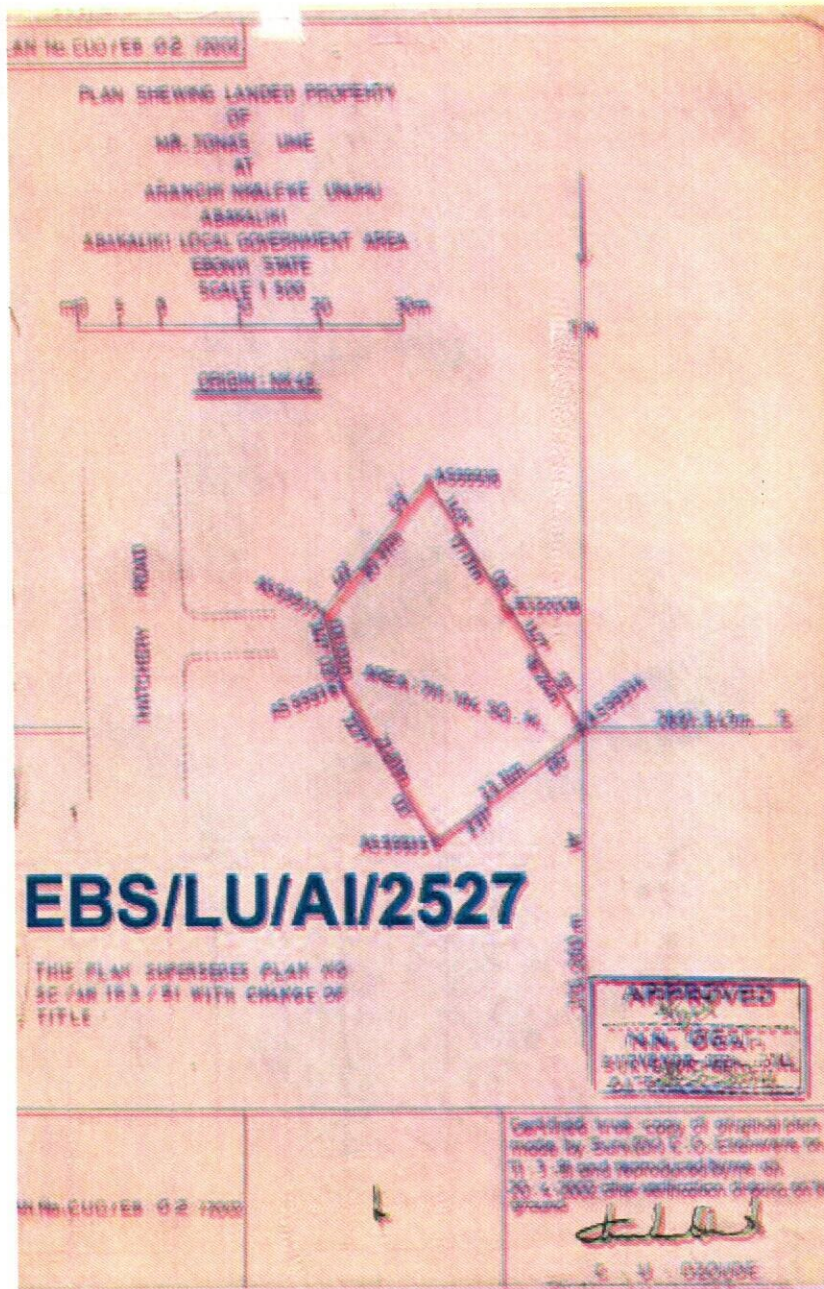
Title Holder: JONAS EJKEME UMEH

Old File Number: EBS/LU/AI/2527 New File Number: PAL/6464

Survey Plan No: CUO/EB 02/2002

Property Description: LAND AT ANANCHI NKALEKE UNUHU IN ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE

ONE HUNDRED AND FIFTY TWO STAMP DUTIES



REGISTRAR AREA EBONYI STATE

REGISTRAR AREA 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.

Cgd/ ORAYI M-O
Commissioner For Stamp Duties
0329015 OF 11/4/2014

This instrument was delivered for registration at 14:21 O'Clock in the AFTERNOON on 17th April, 2014 and registered as No 98 at page 98 Volume 275 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds

REGISTRAR AREA EBONYI STATE

CERTIFIED TRUE COPY
CDJ REGISTRAR OF DEEDS



[Handwritten signature]



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6464

M


JONAS EJIKEME UMEH

All that parcel of land at ANACHI NKALEKE UNUHU in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 711.194 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. CUO/EB02/2002 (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked AS99934 the coordinates of which are: 2891.849 Metres South and 376.260 Metres West 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 (°)	Minute (')	Length	To
	AS99934	231	00	23.11	AS99935
	AS99935	327	03	21.81	AS99936
	AS99936	347	09	08.93	AS99937
	AS99937	40	59	20.37	AS99938
	AS99938	145	08	17.17	BJ22008
	BJ22008	147	53	16.24	AS99934
	THE		STARTING	POINT	

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


 for Surveyor-General
 EBONYI STATE OF NIGERIA

