

No. 0002603

April 30 1/2014



EBONYI STATE OF NIGERIA

EBSL/WA/1/2532

No. 26

A/1804/1/133/10/2014/ERSG

Vol: 288

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Certificate of Occupancy

LDR No:.....

File No: PAL/6494

This is to certify that **ILO DAVID AGULU** of **N0 5 ONWE LANE AZUIYIOKWU ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT AT OKPUFU NKALEKE UNUHU ABAKALIKI, EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 095A/2003** 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: **N1450.00 (ONE THOUSAND FOUR HUNDRED AND FIFTY 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)** 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 (NOT APPLICABLE)**
- (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 2nd day of October 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 of Witness .....

Name of Witness UGNUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS SURVEY AND HOUSING ABAKALIKI

29/10/2014

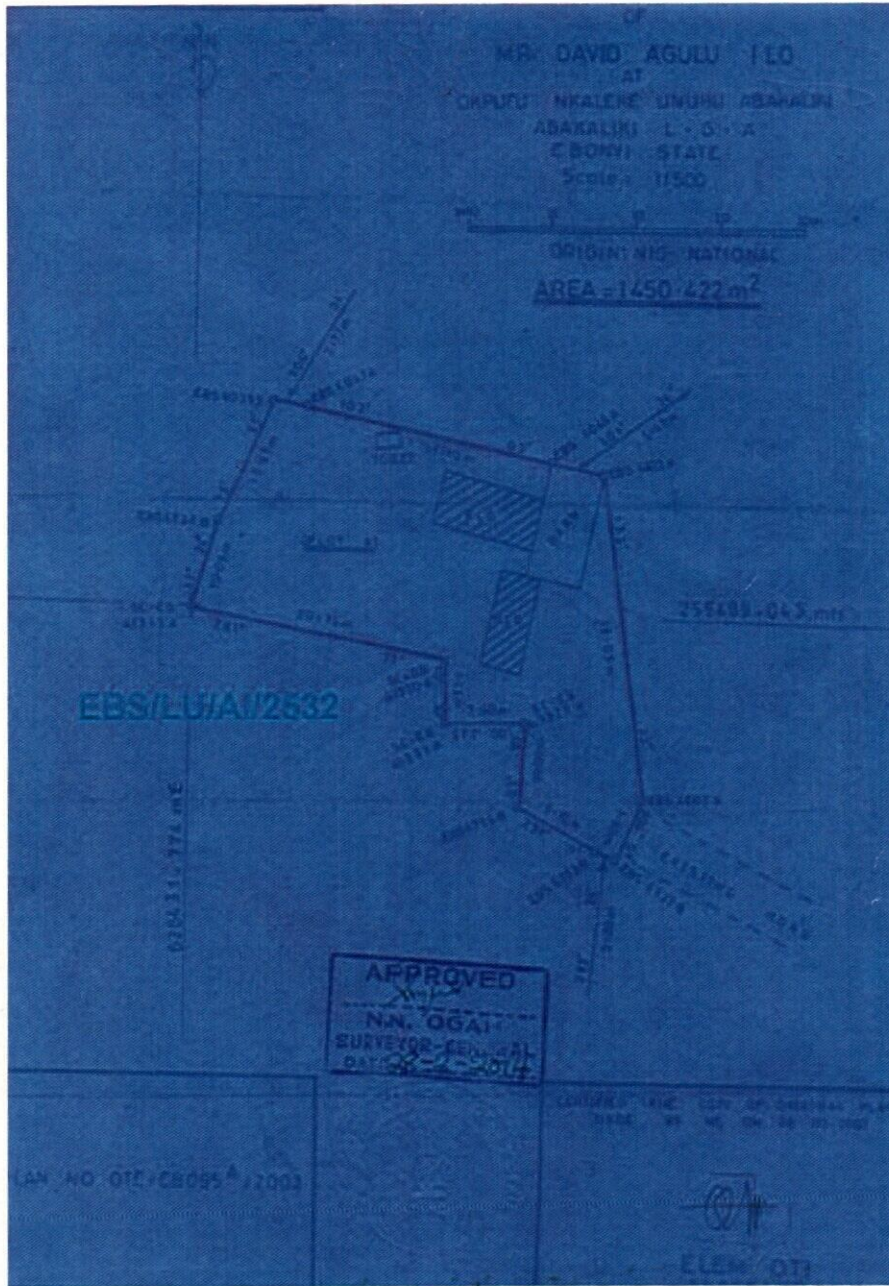


Title Holder: ILO DAVID AGULU

Old File Number: EBS/LU/AI/2532 New File Number: PAL/6494

Survey Plan No: OTE/EB 095A/2003

Property Description: PLOT AT OKPUFU NKALEKE UNUHU ABAKALIKI, 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.

*(sgd) Ogai M.O.*  
Commissioner For Stamp Duties  
RCR NO 0322044 OF 08/04/14

This instrument was delivered for registration at 12:47 O'Clock in the AFTERNOON on 30th April, 2014 and registered as No 26 at page 26 Volume 288 of the Ministry of Lands Registry in the Office at Abakaliki

*[Signature]*  
Registrar of Deeds



*Chukwu 29/10/14*

**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM****SURVEY DESCRIPTION OF LANDED PROPERTY OF** PAL/6494

MR. DAVID AGULU ILO

All that parcel of land at **OKPUFU NKALEKE UNUHU** in the **ABAKALIKI**Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **1450.422** Square Meters shown on Ebonyi State of NigeriaSurvey Plan No. **OTE/EB 095<sup>A</sup>/2003** (Tracing No:.....) the boundaries of which are described below.Starting at concrete pillar marked **SCEBA 1919A** the coordinates of which are: **255489.043** Meters North and **626431.774** Meter East of a concrete pillar marked**NIG. NATIONAL** the Origin of **NATIONAL 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( <sup>o</sup> ) | Minute(')  | Length        | To                  |
|     | <b>SCEBA 1919A</b>  | <b>17<sup>o</sup></b>  | <b>24'</b> | <b>10.09m</b> | <b>EBS 6737 B</b>   |
|     | <b>EBS 6737B</b>    | <b>25<sup>o</sup></b>  | <b>55'</b> | <b>15.67m</b> | <b>EBS 6038 B</b>   |
|     | <b>EBS 6038 B</b>   | <b>104<sup>o</sup></b> | <b>31'</b> | <b>3.77m</b>  | <b>EBS 4047 B</b>   |
|     | <b>EBS 4047 B</b>   | <b>102<sup>o</sup></b> | <b>03'</b> | <b>31.10m</b> | <b>EBS 4046 B</b>   |
|     | <b>EBS 4046 B</b>   | <b>101<sup>o</sup></b> | <b>36'</b> | <b>5.41m</b>  | <b>EBS 4603 A</b>   |
|     | <b>EBS 4603 A</b>   | <b>173<sup>o</sup></b> | <b>33'</b> | <b>38.05m</b> | <b>EBS 4602 A</b>   |
|     | <b>EBS 4602 A</b>   | <b>206<sup>o</sup></b> | <b>07'</b> | <b>7.80m</b>  | <b>EBS 6732 B</b>   |
|     | <b>EBS 6732 B</b>   | <b>289<sup>o</sup></b> | <b>36'</b> | <b>3.20m</b>  | <b>EBS 6733 B</b>   |
|     | <b>EBS 6733 B</b>   | <b>297<sup>o</sup></b> | <b>11'</b> | <b>9.70m</b>  | <b>EBS 6734 B</b>   |
|     | <b>EBS 6734 B</b>   | <b>05<sup>o</sup></b>  | <b>30'</b> | <b>10.00m</b> | <b>SCEBA 1922 A</b> |
|     | <b>SCEBA 1922 A</b> | <b>272<sup>o</sup></b> | <b>00'</b> | <b>9.50m</b>  | <b>SCEBA 1921 A</b> |
|     | <b>SCEBA 1921 A</b> | <b>10<sup>o</sup></b>  | <b>30'</b> | <b>7.45m</b>  | <b>SCEBA 1920 A</b> |
|     | <b>SCEBA 1920 A</b> | <b>281<sup>o</sup></b> | <b>59'</b> | <b>30.76m</b> | <b>SCEBA 1919 A</b> |

**THE STARTING POINT**

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

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**For Surveyor-General**  
Ebonyi State of Nigeria

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