

No 0003150



ES/LU/A/1403

EBONYI STATE OF NIGERIA

Apr/389/014

AN/SUR/LAND/2/8/2015/ESG

Certificate of Occupancy

PAGE 28

LDR No: No. 28

VOL: 288

File No: PAL/6497

This is to certify that AHAMEFULE KENNETH NWADINOB I of NO 8 IKEDURU STREET ABAKALIKI, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT AT AZUEGU MGBABOR ECHARA IZZI, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. CUO/EB 1114/2001 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2015 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.

8/2/15

- (a) RENT: N2,905.00 (TWO THOUSAND NINE HUNDRED AND 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 (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 27th day of Feb 11, 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) 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 UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI

30/4/014



Title Holder: AHAMEFULE KENNETH NWADINOBI

Old File Number: EBS/LU/AI/1403 New File Number: PAL/6497

Survey Plan No: CUO/EB 1114/2001

Property Description: PLOT AT AZUEGU MGBABOR ECHARA IZZI, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE

NIGERIA
One hundred
Naira
STAMP DUTIES

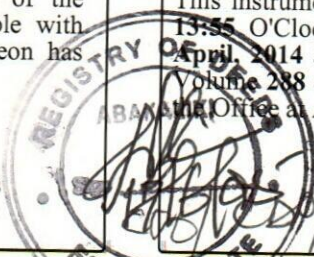


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

Sgd/ Ogeyi, M. O.

Commissioner For Stamp Duties
RCR NO 0288454 OF 18/02/014

This instrument was delivered for registration at 13:55 O'clock in the AFTERNOON on 30th April, 2014 and registered as No 28 at page 28 Volume 288 of the Ministry of Lands Registry in Abakaliki Office at Abakaliki



[Signature]
Registrar of Deeds

CERTIFY TRUE COPY
CDO/ REGISTRAR OF DEEDS



PAL 6497
29/04/075



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6497

MR. AHAMEFULE KENNETH N.

All that parcel of land at AZUEGU MGBABOR ECHARA IZZI in the EBONYI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 2902.597 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

CUO/EB 1114/2001

(Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked EBS 6971B the coordinates of which are:

266.335 Metres South and 2507.855 Metres West of a concrete pillar marked

NK 48 the origin of ABAKALIKI cadastral surveys. The boundaries run

in straight lines the bearings and length of which are as follows:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	EBS 6971B	07	04	65.70m		EBS 6972B
	EBS 6972B	96	10	38.92m		EBS 6973B
	EBS 6973B	168	05	55.65m		EBS 6974B
	EBS 6974B	263	34	58.64m		EBS 6971B



THE STARTING POINT

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

[Signature]

FOR SURVEYOR - GENERAL EBONYI STATE OF NIGERIA
