

EBS/LMAI 2552

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:

File No: PAL/6532

This is to certify that AUGUSTINE UGURU NWUZOR of MINISTRY OF HEALTH, ABAKALILI, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT NTEZI-ABA IZZI IN EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB162/2004 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: N410.00 (FOUR HUNDRED AND TEN NAIRA) per annum.

(FIVE) year(s) of the term of this grant. (b) The rent hereby reserved shall be revised at the end of every 5

(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(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)

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.

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...

## 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.

Name of Witness ONELE, T-C Occupation of Witness CAN SERVICE

Address MIN. OF LANDS, SUNDER & HOUSING, ABAKALIKI

25/6/014



Title Holder: AUGUSTINE UGURU NWUZOR

Old File Number: EBS/LU/AI/2552 New File Number: PAL/6532

Survey Plan No: OTE/EB162/2004

Property Description: LAND AT NTEZI-ABA IZZI IN EBONYI LOCAL GOVERNMENT

ARÉA, EBONYI STATE





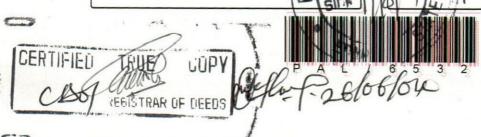


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

Commissioner For Stamp Duttes 0273325 OF 8/5/2014 0273325 OF 8/5/2014

This instrument was delivered for registration at 12:56 O'Clock in the AFTERNOON on 14th May, 2014 and registered as No. 45 at page 45 Volume 288 of the Ministry of Lands Registry in the 36 of the AFTERNOON on 14th May, 2014 and registered as No. 45 at page 45

Registrar of Deeds







## EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

## SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6532

AUGUSTINE UGURU NWUZOR that parcel of land at NTEZI-ABA IZZI cal Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 406.288 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. boundaries of which are described below. Starting at concrete pillar marked SC/EBA6255A the coordinates of which are: 700039.587 Metres North and 398742.017 Metres East of a concrete pillar marked UTM(ZONE 32) the origin of UTM cadastral surveys. The boundaries run in straight lines the bearings and lengths of which are as follows: Bearing Lengths in: M S/N From Degree (°) Minute (') Length SC/EBA6255A 15.70 EBS4375B EBS4375B 29.90 SC/EBA6251A SC/EBA6251A 12.00 SC/EBA6254A SC/EBA6254A

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

STARTING

for Surveyor-General
EBONYI STATE OF NIGERIA

SC/EBA6255A

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