

May/57/014

Nº 0002617

EBS/LU/AM/2281



EBONYI STATE OF NIGERIA

No. 36

Vol: 288

PAGE 36

Certificate of Occupancy

LDR No:.....

File No: PAL/6555

This is to certify that UKPA NWAGU of NO 7B NWANKWO STREET ABAKALIKI, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT NO 49 IN BLOCK "C" ABAKPA LAYOUT (ALSO KNOWN AS NO 2 IZZI STREET) ABAKALIKI, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. NT/EB/6/2004 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: N660.00 (SIX HUNDRED AND SIXTY 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 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 22nd 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) 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

8/10/14



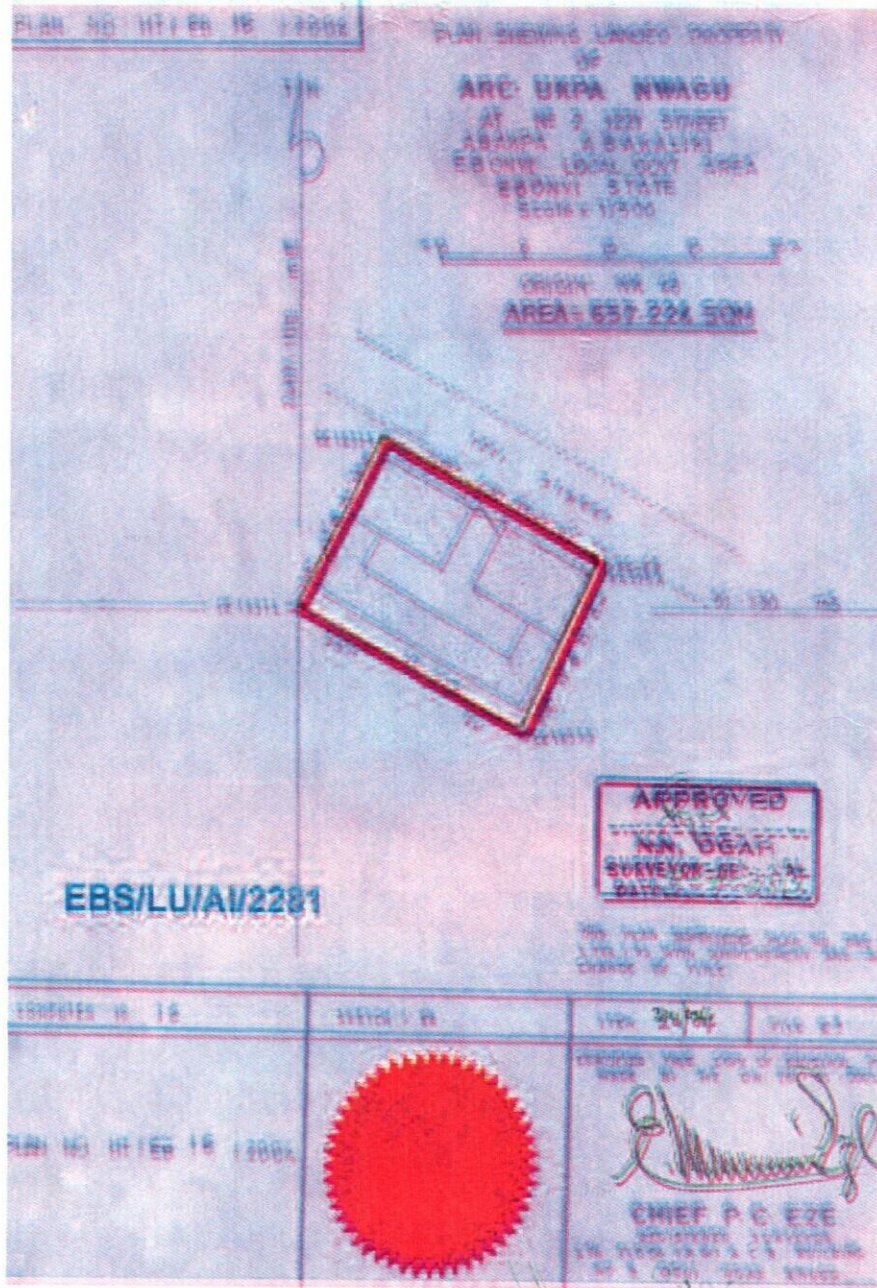
Title Holder: UKPA NWAGU

Old File Number: EBS/LU/AI/2281 New File Number: PAL/6555

Survey Plan No: NT/EB/6/2004

Property Description: PLOT NO 49 IN BLOCK "C" ABAKPA LAYOUT (ALSO KNOWN AS NO 2 IZZI STREET) ABAKALI, EBONYI STATE

NIGERIA  
One hundred  
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) *Osayi M. O.*  
Commissioner For Stamp Duties  
RCR NO 0198481 OF 12/12/12

This instrument was delivered for registration at 10:20 O'clock in the FORENOON on 14th May, 2014 and registered as No 36 at page 36 Volume 88 of the Ministry of Lands Registry in the Office at Abakaliki

*[Signature]*  
Registrar of Deeds



CERTIFIED TRUE COPY  
CPO  
REGISTRAR OF DEEDS



*[Handwritten signature]*  
11/11/2014



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF** PAL/6555

ARC UKPA NWAGU

All that parcel of land at NO. 2 IZZI STREET ABAKPA ABAKALIKI in the EBONYI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 657.224 Square Meters shown on Ebonyi State of Nigeria

Survey Plan No. HT/EB 16/2004 (Tracing No:.....) the

boundaries of which are described below.

Starting at concrete pillar marked CE 16374 the coordinates of which are:

51.130 Meters South and 2467.109 Meter East 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
	CE 16374	27°	44'	21.58m	CE 16375
	CE 16375	118°	02'	30.87m	SCEBK 4325 A
	SCEBK 4325A	208°	33'	21.21m	CE 16373
	CE 16373	297°	21'	30.57m	CE 16374

**THE STARTING POINT**

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

*[Signature]*  
 .....  
**For Surveyor-General**  
 Ebonyi State of Nigeria

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