

May 16 2015
No 0002559



ESS (LULAI) 2242

EBONYI STATE OF NIGERIA

Ad/sur/120/100/7/2015/ESS

Certificate of Occupancy

PAGE 39

LDR No: No 39

Vol: 288

File No: PAL/6624

This is to certify that AGWU CHUKWUMA of OKPOSI OKWU IN OHAOZARA LOCAL GOVERNMENT AREA OF EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT IPHU OFFIA ANANTI NKALEKE UNUHU IN ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. CUO/EN855/93 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 014 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: N520.00 (FIVE HUNDRED AND TWENTY 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 (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.

17/11/2015

GIVEN under my hand this 15th day of May 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) 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] Signature of Witness [Signature]

Name of Witness [Signature] Occupation of Witness [Signature]

Address Ministry of Lands, Survey & Housing, Abakaliki

17/06/15



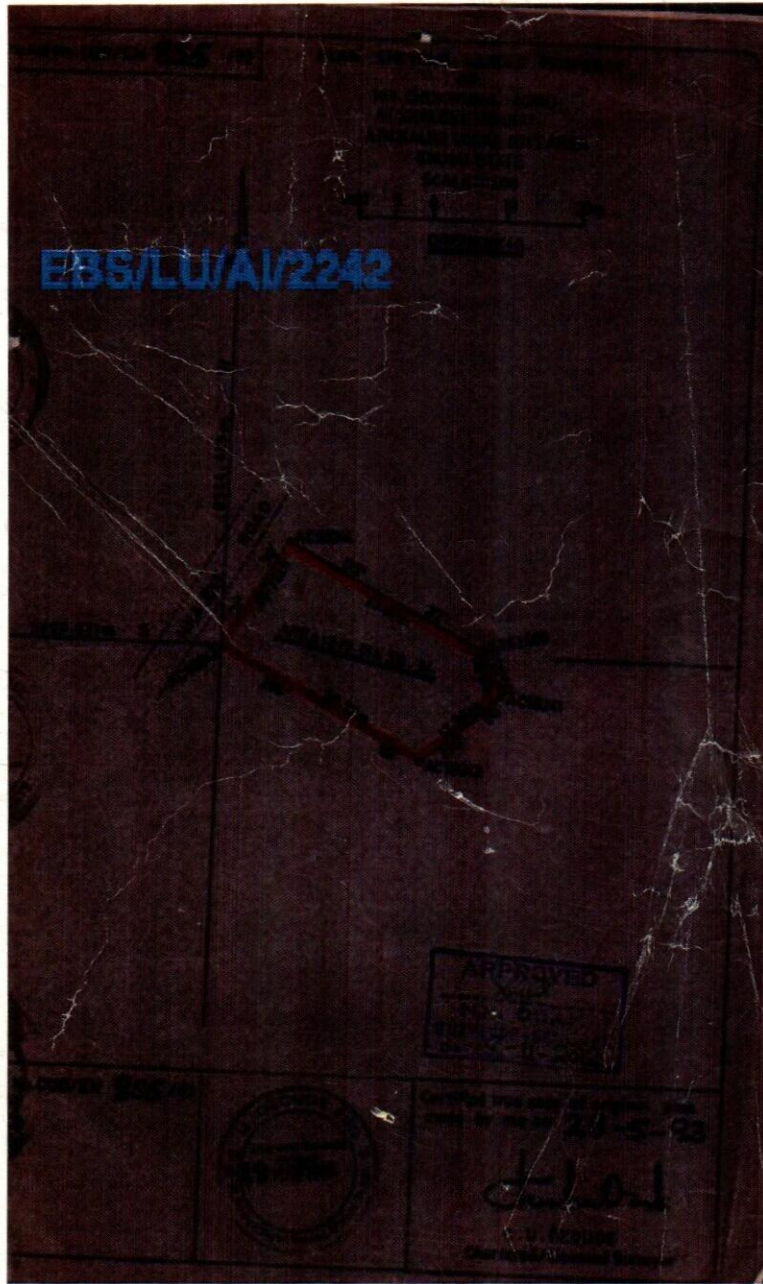
Title Holder: AGWU CHUKWUMA

Old File Number: EBS/LU/AI/2242 New File Number: PAL/6624

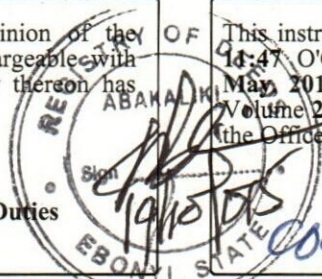
Survey Plan No: CUO/EN855/93

Property Description: LAND AT IPHU OFFIA ANANTI NKALEKE UNUHU IN ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE

one hundred
NIGERIA
STAMP DUTIES



<p>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.</p> <p><i>(Signature)</i> Commissioner For Stamp Duties</p>	<p>This instrument was delivered for registration at 11:47 O'Clock in the FORENOON on 14th May 2014 and registered as No 39 at page 39 Volume 288 of the Ministry of Lands Registry in the Office at Abakaliki</p> <p><i>(Signature)</i> Registrar of Deeds</p>
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CERTIFY TRUE COPY
(Signature)
REGISTRAR OF DEEDS



(Signature)
8/7/18



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF

MR. CHUKWUMA AGWU

All that parcel of land at **NKALEKE UNUHU** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **519.016** Square Meters shown on Ebonyi State of Nigeria

Survey Plan No. **CUO/EN 855** (Tracing No:.....) the

boundaries of which are described below.

Starting at concrete pillar marked **AC 59243** the coordinates of which are: **5693.621** Meters South and **8544.448** Meter 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
	AC 59243	31°	30'	15.75m	AC 59244
	AC 59244	115°	23'	29.97m	BJ 63609
	BJ 63609	156°	00'	06.05m	AC 59241
	AC 59241	230°	00'	13.26m	AC 59242
	AC 59242	296°	00'	30.72m	AC 59243

THE STARTING POINT

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

T. U. Nwankwo n/s/15
For Surveyor-General
 Ebonyi State of Nigeria