

June 59/014
No. 0002801



EBS/Lu/Ar/1839 I

EBONYI STATE OF NIGERIA

No. 82 Vol: 288 PAGE 82

Certificate of Occupancy

LDR No:.....

File No: PAL/6874

This is to certify that **CHRISTIAN SUNDAY UDEOJI** of **NO 10 MGBOWO STREET ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT OBEAGU NTEZI ABA IN EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. CSC/EB111/2012** 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.

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- 1(a) RENT: **N7007.00 (SEVEN THOUSAND SEVEN 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.

GIVEN under my hand this 18th day of August 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 C.S. Udeoji Signature of Witness [Signature]

Name of Witness Nwanneke G. G. G. Occupation of Witness Civil servant

Address Ministry of Lands Survey & Housing, Abakaliki

29/08/2014



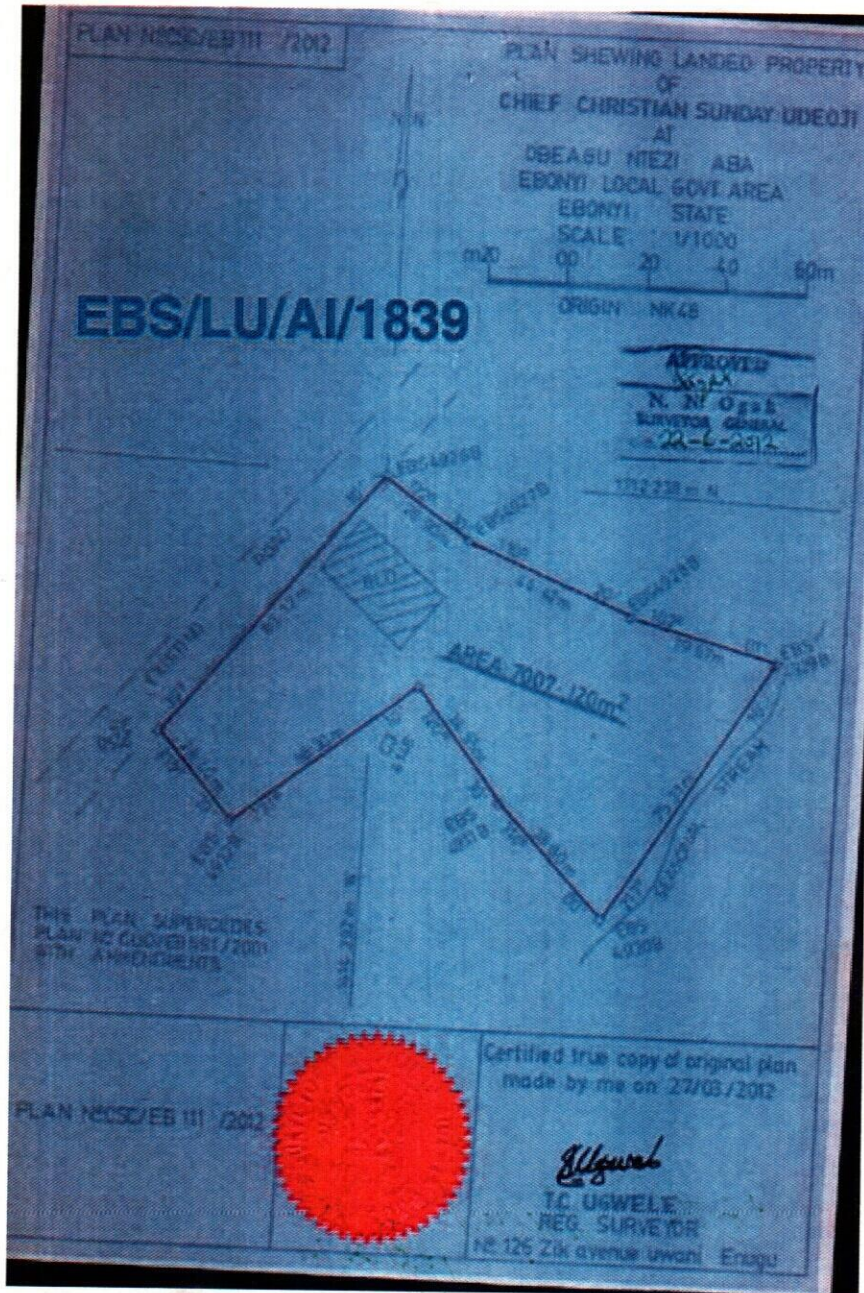
Title Holder: CHRISTIAN SUNDAY UDEOJI

Old File Number: EBS/LU/AI/1839 New File Number: PAL/6874

Survey Plan No: CSC/EB111/2012

Property Description: LAND AT OBEAGU NTEZI ABA IN EBONYI LOCAL GOVERNMENT AREA OF 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) Ogarhi, M-O

Commissioner For Stamp Duties

This instrument was delivered for registration at 10:18 O'Clock in the FORENOON on 9th June, 2014 and registered as No 82 at page 82 Volume 288 of the Ministry of Lands Registry in the Office at Abakaliki

REGISTRAR

Registrar of Deeds

CERTIFIED TRUE COPY
CSD
REGISTRAR OF DEEDS



P A L / 6 8 7 4

29/8/2014



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6874

SUNDAY CHRISTIAN UDEOJI^M

All that parcel of land at Belonging to Chief Christian s. Udeoji in the EBONYI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 7007.120 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. CSC/EB111/2012 (Tracing No. -) the boundaries of which are described below.

Starting at concrete pillar marked EBS 4926B the coordinates of which are: 1712.238 Metres North and 144.392 Metres ~~East~~ 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
	EBS 4926B	122	30	26.90	EBS 4927B
	EBS 4927B	110	20	44.42	EBS4928B
	EBS4928B	102	01	39.67	EBS4929B
	EBS4929B	213	16	75.31	EBS4930B
	EBS 4930B	314	00	38.80	EBS4931B
	EBS4931B	320	30	34.55	CJ4148
	CJ4148	231	10	58.30	EBS4932B
	EBS4932B	315	39	28.40	EE9546
	EE9546	39	10	83.12	EBS 4926B

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
