Jam lights Nº 0002976



FRS/LWAY 2766

EBONYI STATE OF NIGERIA

4/33RNN 209

LDR No: File No: PAL/8507

This is to certify that NWAMINI PIUS of NKALEKE ECHARA, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT W/S 26 IN BLOCK W/S OF ABAKPA LAYOUT ABAKALIKI, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. PLAN NO AGS/EB 142/2013 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY NINE YEARS) 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.

1(a) RENT: N85.00 (EIGHTY 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 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.

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)

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.

VEN 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.

Signature of Holder / Holders ..... .. Signature of Witness ......

Name of Witness LGWUMBA RITA Occupation of Witness CIVIL

HOUSING ABAKALIKI Address MIN OF LANDS SURVEY AND



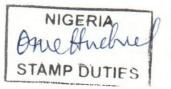
Title Holder: NWAMINI PIUS

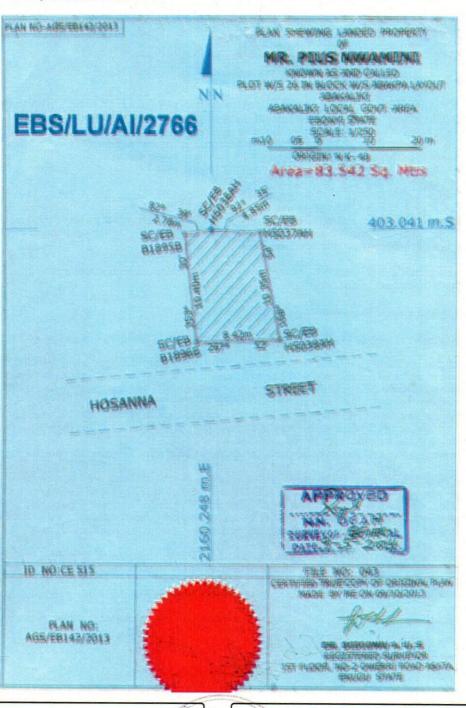
Old File Number: EBS/LU/AI/2766 New File Number: PAL/8507

Survey Plan No: PLAN NO AGS/EB 142/2013

Property Description: PLOT W/S 26 IN BLOCK W/S OF ABAKPA LAYOUT

ABÂKALIKI, 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 Duties RCR NO 0348917 OF 15/12/014 This instrument was delivered for registration at 14.0 O'Clock in the AFTERNOON on 15th January 2015 and registered as No 64 at page 64 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFY TO E COPY

CON REGISTRAR OF DEEDS



Sign ...

Sign A



## EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



## SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/8507

## MR. PIUS NWAMINI

All that parcel of land at \_PLOT W/S 26 BLK W/S ABAKPA LAYOUT in the \_ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately \_\_83.542 \_\_\_\_\_\_Square Meters shown on Ebonyi State of Nigeria Survey Plan No. \_\_AGS/EB 142/2013 \_\_\_\_\_\_(Tracing No:\_\_\_\_\_\_) the boundaries of which are described below.

AKALIKI OF OF

Starting at concrete pillar marked SCEBB 1896 B the coordinates of which are:

403.041 Meters South and 2160.248 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:

l From	Degree			
		. /	ite(') Length	То
SCEBB 1896 B	353°	30'	10.40m	SCEBB 1895 B
CEBB 1895 B	82º	39'	2.78m	SCEBH 5036 AH
CEBH 5036 AH	920	35′	4.85m	SCEBH 5037 AH
CEBH 5037 AH	168°	54′	10.35m	SCEBH 5038 AH
CEBH 5038 AH	267º	52'	8.42m	SCEBB 1896 B
The same of the sa	SCEBB 1896 B  SCEBB 1895 B  SCEBH 5036 AH  CEBH 5037 AH  CEBH 5038 AH	SCEBB 1895 B 82°  SCEBH 5036 AH 92°  CEBH 5037 AH 168°	SCEBB 1895 B 82° 39′  SCEBH 5036 AH 92° 35′  SCEBH 5037 AH 168° 54′	SCEBH 1895 B 82° 39′ 2.78m  SCEBH 5036 AH 92° 35′ 4.85m  SCEBH 5037 AH 168° 54′ 10.35m

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

For Surveyor-General Ebonyi State of Nigeria