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EBSL/WA/2766

EBONYI STATE OF NIGERIA

M/SR/07 209/26/2015 EBS G
No. 64 Vol: 148 PAGE 64

Certificate of Occupancy

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 tenatable 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.

03/03/015

GIVEN under my hand this 5th day of Feb 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) 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 UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MIN OF LANDS SURVEY AND HOUSING ABAKALIKI
25/2 W/S




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.

- 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:

S/N	From	Bearing		Lengths in: M	
		Degree(^o)	Minute(')	Length	To
	<u>SCEBB 1896 B</u>	<u>353^o</u>	<u>30'</u>	<u>10.40m</u>	<u>SCEBB 1895 B</u>
	<u>SCEBB 1895 B</u>	<u>82^o</u>	<u>39'</u>	<u>2.78m</u>	<u>SCEBH 5036 AH</u>
	<u>SCEBH 5036 AH</u>	<u>92^o</u>	<u>35'</u>	<u>4.85m</u>	<u>SCEBH 5037 AH</u>
	<u>SCEBH 5037 AH</u>	<u>168^o</u>	<u>54'</u>	<u>10.35m</u>	<u>SCEBH 5038 AH</u>
	<u>SCEBH 5038 AH</u>	<u>267^o</u>	<u>52'</u>	<u>8.42m</u>	<u>SCEBB 1896 B</u>

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