

No 0001003



EBONYI STATE OF NIGERIA

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No. 28

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EBS/LUL/A/1178
PAL/28

Certificate of Occupancy

LDR No:.....

File No: PAL/947

This is to certify that JOHN OBIEFUNA EZE of NO 9 GUNNING ROAD (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT NO 4A UMULERI STREET described in the Schedule and more particularly marked and delineated in the PLAN NO. CUO/EB 358/2001 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2012 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: N475.00 (FOUR HUNDRED AND SEVENTY-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/COMMERCIAL

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 hereafter thereon for any purpose other than
- (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 DEPUTY DIRECTOR LAND 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.

10/12/12

GIVEN under my hand this 18th day of April 2012

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 Nworie B. U Occupation of Witness Civil Servant

Address Min. of Lands, Survey and Housing Abakaliki

PROPERTY KNOWN AS PLOT 281 IN BLOCK 'F' NDIAGU LAYOUT ABAKALIKI



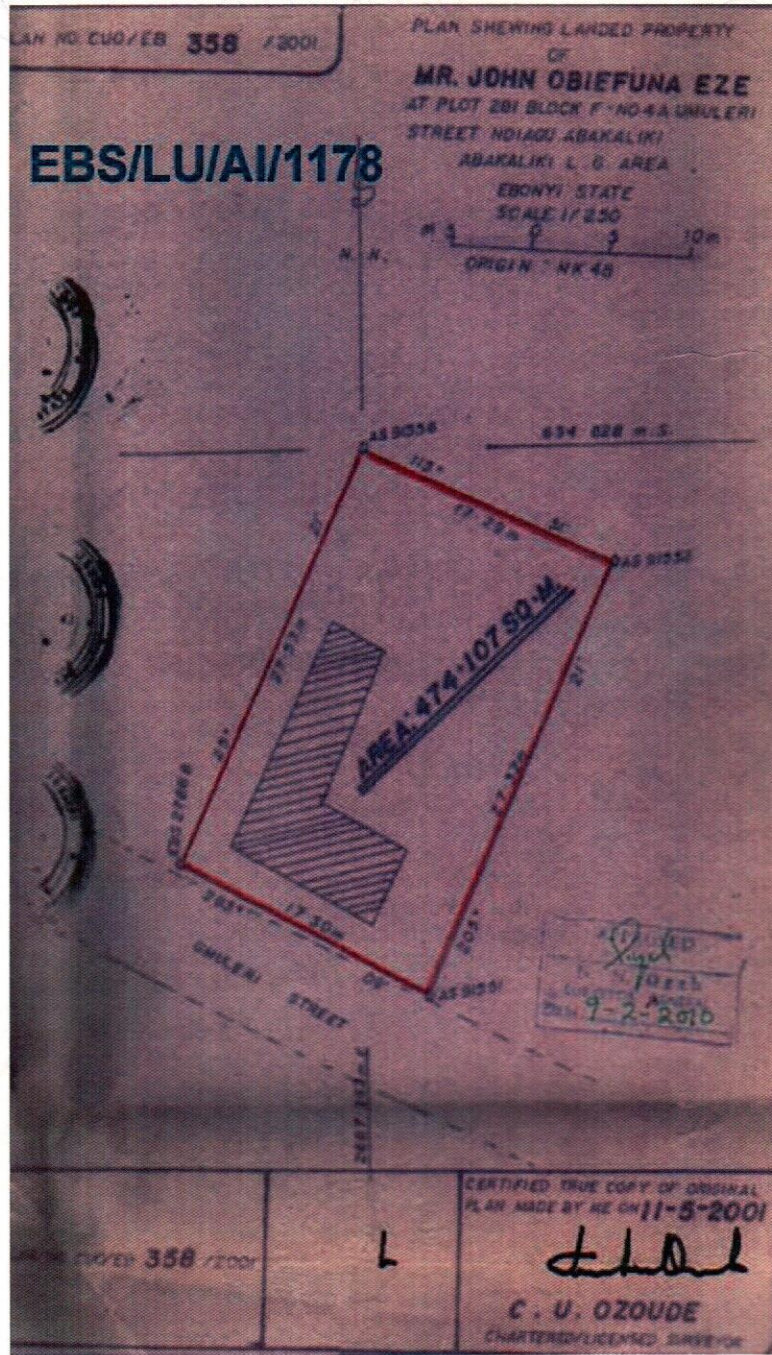
Title Holder: JOHN OBIEFUNA EZE

Old File Number: EBS/LU/AI/1178 New File Number: PAL/947

Survey Plan No: CUO/EB 358/2001

Property Description: LAND AT NO 4A UMULERI STREET

One hundred
Naira
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.

(Signed) Obasi B.O
 Commissioner For Stamp Duties
 RCR NO 0009059 OF 15/4/010

This instrument was delivered for registration at 13:10 O'clock in the AFTERNOON on 14th February, 2012 and registered as No 28 at page 28 Volume 140 of the Ministry of Lands Registry in the Office at Abakaliki

(Signed) [Signature]
 Registrar of Deeds



CERTIFIED TRUE COPY
 REGISTRAR OF DEEDS



7/1/2012 PAL/947


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/947
MR JOHN OBIEFUNA EZE

 All that parcel of land at **PLOT 281 BLK F 9(NO.4A UMULERI ST** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

74.107 Square Metres / Square Hectares shown on Ebonyi State of Nigeria Survey Plan

 No. **CUO/EB 358/2001** (Tracing No. **-**) the

boundaries of which are described below.

 Starting at concrete pillar marked **AS 91556** the coordinates of which are:

634.828 Metres North / South and **2667.963** Metres East / West of a concrete pillar

 marked **NK48** the origin of **ABAKALIKI** cadastral surveys. The

boundaries run in straight lines the bearings and length of which are as follows:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	AS 91552	113	51	17.29		AS 91552
	AS 91552	205	21	27.32		AS 91551
	AS 91551	293	09	17.30		EBS 2786B
	EBS 2786B	25	21	27.53		AS 91556

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

For Surveyor-General

Ebonyi State of Nigeria
