

Nº 0000709

NON/83/011

NO. 52



EBONYI STATE OF NIGERIA

EBB/W/A/1449

VOL: 176

PAGE 52

Certificate of Occupancy

LDR No:.....

File No: PAL/956

This is to certify that **ONYEKACHUKWU NNEBE** of **NO 1 IKENGA STREET** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND SITUATED AND KNOWN AS OKWASE INYIOKWU INYIMAGU UNUHU LAYING ALONG ONOGOLU STREET** described in the Schedule and more particularly marked and delineated in the **PLAN NO. DA/EB 83/2010** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2011** 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: **N660.00 (SIX HUNDRED AND SIXTY-SIX 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 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 **N0.0 (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.

16/2/12

GIVEN under my hand this 30th day of Dec 2011

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 OKPARA DANIEL T Occupation of Witness CIVIL SERVANT

Address MINISTERS OF LANDS, SURVEY AND HOUSING

31/1/12



Title Holder: ONYEKACHUKWU NNEBE

Old File Number: EBS/LU/AI/1449 New File Number: PAL/956

Survey Plan No: DA/EB 83/2010

Property Description: LAND SITUATED AND KNOWN AS OKWASE INYIOKWU INYIMAGU UNUHU LAYING ALONG ONOGOLU STREET

STILLS IMAGES
one marked
along
VIRGIL

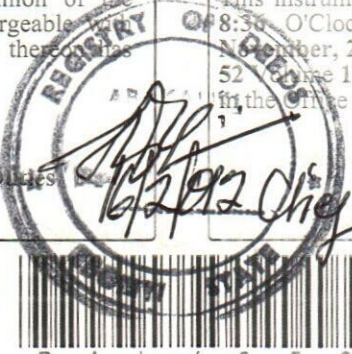


The within instrument in the opinion of the commissioner of stamp duties chargeable to the sum of N100.00 and the duty thereon has been assessed accordingly.

(sgd) Obasi B. O
Commissioner For Stamp Duties
0029258 OF 19/7/010

This instrument was delivered for registration at 8:30 O'Clock in the FORENOON on 3rd November, 2011 and registered as No 52 at page 52 of Volume 176 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



CERTIFIED TRUE COPY
Asst Chief Registrar of Deeds

shdce
1/2/012



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/956ONYEKACHUKWU NNEBE

All that parcel of land at ALONG ONOGOLU STREET in the EBONYI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 655.556 Square Metres / Square Hectares shown on Ebonyi State of Nigeria Survey Plan

No. DA/EB 83/2010 (Tracing No. -) the

boundaries of which are described below.

AS 77573

Starting at concrete pillar marked AS 77573 the coordinates of which are:

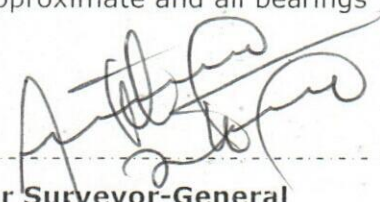
255718.003 Metres North and 626779.071 Metres East of a concrete pillar marked

NAT ZERO 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 77573	90	36	30.49		AS 77574
	AS 77574	179	28	21.45		SC-EBAA1689E
	SC-EBAA1689E	270	40	30.70		AS 77572
	AS 77572	00	01	21.41		AS 77573
			STARTING	POINT		

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
