

No 0001085

mar/4/6/12

No 31



EBONYI STATE OF NIGERIA

EB/LS/LU/AL/1721

VOL: 140

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Certificate of Occupancy

LDR No:.....

File No: PAL/2276

This is to certify that AZUBUIKE AKAM GODFREY of IDEMBIA ALIKE IKWO LOCAL GOVERNMENT AREA (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT 234 AND 240 AT AZUIYIOKWU NKALEKE ABAKALIKI IN ABAKALIKI LOCAL GOVERNMENT AREA described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 186/2010 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: N1,240.00 (ONE THOUSAND TWO HUNDRED AND FOURTY 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 tenatable 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 (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.

GIVEN under my hand this 29th day of March 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) 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 UGWIUMBA RITA Occupation of Witness CIVIL SERVAINT

Address MINISTER-1 OF LANDS, SURVEY AND HOUSING ABAKALIKI

23/4/12



Title Holder: AZUBUIKE AKAM GODFREY

Old File Number: EBS/LU/AI/1721 New File Number: PAL/2276

Survey Plan No: OTE/EB 186/2010

Property Description: PLOT 234 AND 240 AT AZUIYIOKWU NKALEKE ABAKALIKI IN ABAKALIKI LOCAL GOVERNMENT AREA

Stamp: NIGERIA 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.

(SDG) OBASI B.D  
Commissioner For Stamp Duties  
RCR NO 075655 OF 04/04/011

This instrument was delivered for registration at 11:20 O'Clock in the FORENOON on 12th March, 2012 and registered as No 31 at page 31 Volume 140 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE COPY  
REGISTRAR OF DEEDS



Handwritten signature and date: 11/06/012



## EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2276

AZUBUIKE GODFREY AKAM

PLOT NO 234 & 240 AZUIYIOKWU  
LAYOUTAll that parcel of land at \_\_\_\_\_ in the ABAKALIKILocal Government Area of the Ebonyi State of Nigeria, containing an Area of approximately  
1237.876 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.OTE/EB 186/2010 (Tracing No. \_\_\_\_\_) the

boundaries of which are described below.

Starting at concrete pillar marked AS 71293 the coordinates of which are:255447.619 Metres North and 626713.649 Metres East of a concrete pillar markedNATIONAL ZERO the origin of NIG NATIONAL 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
	AS 71293	232	57	9.89	AS 71294
	AS 71294	312	10	35.80	AS 71295
	AS 71295	309	53	28.77	AS 71296
	AS 71296	30	36	29.43	CG 15266
	CG 15266	136	05	36.45	AS 44150
	AS 44150	225	47	15.20	AS 71292
	AS 71292	132	09	36.88	AS 71293

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

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