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EBS/LU/A1/172

EBONYI STATE OF NIGERIA

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) 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 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 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

(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 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 UGLIUMBA RITA Occupation of Witness CIVIL SERVALIT

Address MILIESTR-1 OF LANGE SURVE-1 AND HOUSING ABAKALIKI

23/04/012



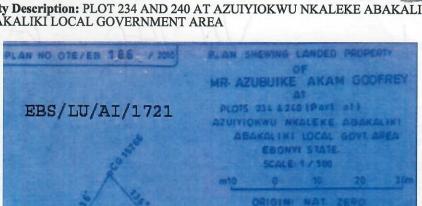
Title Holder: AZUBUIKE AKAM GODFREY

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

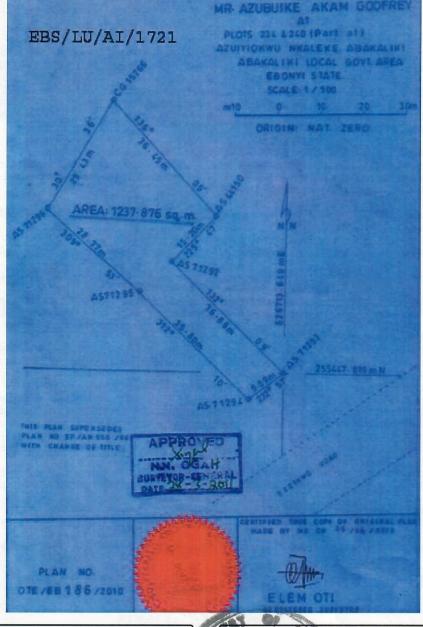
Survey Plan No: OTE/EB 186/2010

Property Description: PLOT 234 AND 240 AT AZUIYIOKWU NKALEKE ABAKALIKI

IN ABAKALIKI LOCAL GOVERNMENT AREA







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.

OBASI.B.D (SDG)

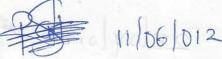
Commissioner For Stamp Duties RCR NO 075655 OF 04/04/011

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











EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2276

18 M	AZUB	UIKE GODFRE	EY AKAM				
	P	LOT NO 234 &	240 AZUIY				
All that parcel	of land at	AYOUT			in the _	ABAKALII	ζI
Local Governr	ment Area of	the Ebonyi Sta	ate of Niger	ia, containir	ng an Area	of approxim	nately
1237.876	Square M	etres shown	on Ebonyi	State of	Nigeria S	Survey Plan	No.
0	TE/EB 186	/2010	(Tracing	No			the
boundaries of	which are des	scribed below.					
Starting at co	ncrete pillar n	narked	71293		the coordin	ates of which	n are:
255447.619	Metres Noi	th and 62671	L3.649 MG	etres East	of a concr	ete pillar m	arked
NATIONAL	ZERO the c	rigin of NIG	NATIONA	L . cadastral	surveys. T	he boundarie	s run

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 44156 AS 44150 225 47 15.20 AS 71295	S/N		Bearing		Lengths in: M	
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 71295		From	Degree (°)	Minute (')	Length	То
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 71293	232	57	9.89	AS 71294
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 71294	312	10	35.80	AS 71295
CG 15266 136 05 36.45 AS 44150 AS 44150 225 47 15.20 AS 7129	NAME OF TAXABLE PARTY.	AS 71295	309	53	28.77	AS 71296
AS 44150 225 47 15.20 AS 7129		AS 71296	30	36	29.43	CG 15266
A3 44130 223 17		CG 15266	136	05	36.45	AS 44150
AS 71292 132 09 36.88 AS 71293	3	AS 44150	225	47	15.20	AS 71292
		AS 71292	132	09	36.88	AS 71293
	12					

in straight lines the bearings and lengths of which are as follows:

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