

Sep/25/12
No. 0001693

Ar/sur/No. 74/10/2012/EB59
ERS/Lu/Ar/2089



EBONYI STATE OF NIGERIA

No. 3

Vol: 198

PAGE 3

Certificate of Occupancy

LDR No:.....

File No: PAL/3562

This is to certify that **MOHAMMED SANI** of **NO 71 ABACHA STREET, ABAKALIKI, EBONYI STATE**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LANDED PROPERTY AT MGBOGORO EPHURU, NDIUFU AMUSU, EZZA SOUTH L.G.A, EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. CSC/EB 103/2011** 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: **N1,180.00 (ONE THOUSAND ONE HUNDRED AND EIGHTY 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 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.

GIVEN under my hand this...^{20th} day of ^{Sept 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^{Y:}..... Signature of Witness^{HBR}.....

Name of Witness **Nworie B.U**..... Occupation of Witness **Civil Service**.....

Address **Min. of Lands, Survey and Housing Abakaliki**.....

20/9/12



17/10/12

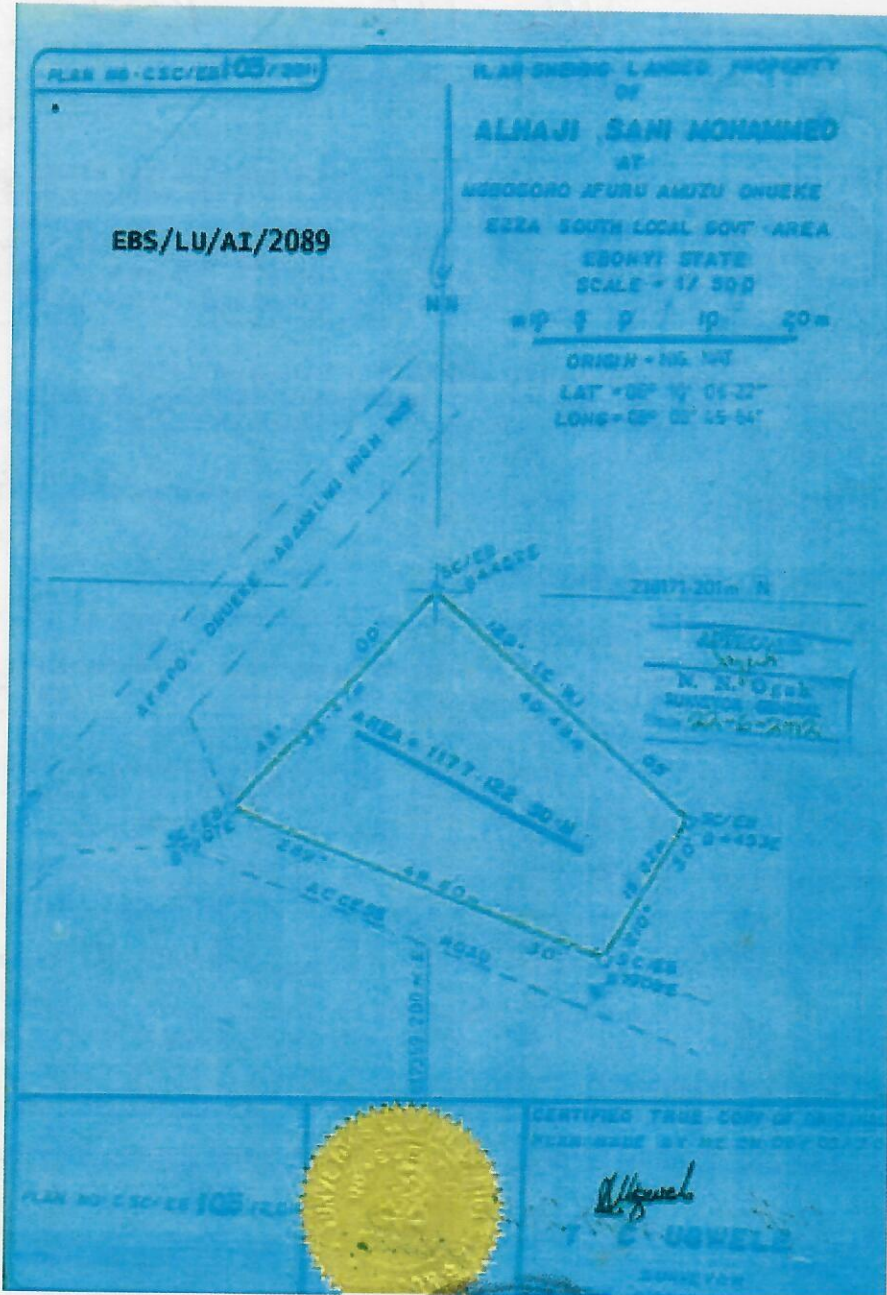
Title Holder: MOHAMMED SANI

Old File Number: EBS/LU/AI/2089 New File Number: PAL/3562

Survey Plan No: CSC/EB 103/2011

Property Description: LANDED PROPERTY AT MGBOGORO EPHURU, NDIUFU AMUSU, EZZA SOUTH L.G.A, EBONYI STATE.

Stamp: NIGERIA One hundred 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.

(Sgd) Osaeri B. O
 Commissioner For Stamp Duties
 RCR NO 0128581 OF 26/06/2012

This instrument was delivered for registration at 9:27 O'Clock in the FORENOON on 4th September, 2012 and registered as No 3 at page 3 Volume 198 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
 Registrar of Deeds

Stamp: CERTIFIED TRUE COPY REGISTRAR OF DEEDS



Handwritten: PAL/3562



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3562

MOHAMMED SANI

MGBOGORO-AFURU AMUZU ONUKE

All that parcel of land at _____ in the EZZA SOUTH

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 1,177.122 Square Metres / Square Hectares shown on Ebonyi State of Nigeria Survey Plan

No. CSC/EB 103/2011 (Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked SC-EBB4452E the coordinates of which are:

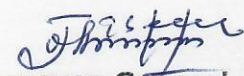
238171.201 Metres North and 617359.2 Metres East of a concrete pillar marked

NIG.NAT the origin of NAT. ZERO(GPS CONTROL) 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		
	SC/EBB4452E	129	05	40.48		SC/EBB4453E
	SC/EBB4453E	210	30	19.32		SC/EBB7906E
	SC/EBB7906E	289	30	48.60		SC/EBB7907E
	SC/EBB7907E	43	00	35.47		SC/EBB4452E
			THE	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

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