

May/108/012
No 0002296



208/2451/2046

EBONYI STATE OF NIGERIA

No. 65

Vol: 140

PAGE 65

Certificate of Occupancy

LDR No:.....

File No: PAL/5088

This is to certify that DIRIBE ONUAGULUCHI AZIKE of NO 18 NNAKANWA STREET INDEPENDENCE LAYOUT ENUGU, ENUGU STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of NO 12 ZIK AVENUE (ALSO KNOWN AS PLOT NO 54 IN BLOCK NO 'C' ABAKPA LAYOUT) ABAKALIKI, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. BNIL/EB 59/2013 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2013 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: N640.00 (SIX HUNDRED AND FORTY 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 tenantable repair and condition.
- (c) Not to use the building on the said land whether now erected or to be erected hereafter thereon for any purpose other than that specified in these presents.
- (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 DIRECTOR LANDS 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 31st day of May 2013

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 UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LAN

4/12/013



Title Holder: DIRIBE ONUAGULUCHI AZIKE

Old File Number: EBS/LU/AI/2276 New File Number: PAL/5088

Survey Plan No: BNIL/EB 59/2013

Property Description: NO 12 ZIK AVENUE (ALSO KNOWN AS PLOT NO 54 IN BLOCK NO 'C' ABAKPA LAYOUT) ABAKALIKI, EBONYI STATE

NIGERIA
Stamp Duties
ONE HUNDRED
Naira



REGISTRY
SIGN.
EBONYI

REGISTRY
SIGN.
EBONYI

The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N50 and the duty thereon has been assessed accordingly.

(sgd) **ORABI B.O**
Commissioner For Stamp Duties
AI/SUR/NO/123/2/2012/EBNG

This instrument was delivered for registration at 13:47 O'Clock in the AFTERNOON on 17th May, 2013 and registered as No 65 at page 65 Volume 140 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE COPY
REGISTRY
MINISTRY OF LANDS



PAL/5088
4/07/2013



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/5088

MR. AZIKE ONUAGULUCHI DIRIBE

PLOT 54 IN BLOCK NO 'C' ABAKPA LAYOUT

All that parcel of land at ABAKALIKI

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

636.336 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

BNIL/EB59/2013 (Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked EO 8968 the coordinates of which are:

1098.992 Metres North and 1842.088 Metres East of a concrete pillar marked

NK 48 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		
	EO 8968	37	24	20.60		SC-EBW 8927G
	SC-EBW 8927G	126	10	30.70		SC-EBW 8928G
	SC-EBW 8928G	217	56	21.00		EO 8969
	EO 8969	306	55	30.50		EO 8968
			THE	STARTING		POINT

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

[Signature]

FOR SURVEYOR - GENERAL
EBONYI STATE , NIGERIA

