

APR 14 2012
No. 0001229



EB5/LU/A1/1135

EBONYI STATE OF NIGERIA

No. 50 Vol: 212 PAGE 50

Certificate of Occupancy

LDR No:.....

Ailsor Law 17/12/2011 (EB5G)

File No: PAL/945

This is to certify that FERDINAND IFEANYI UGWU of NO 5 IKE STREET ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT NO 443 IN BLOCK "J" AGBAJA AZUMILI, ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. NLS/EB 091/2001 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: N445.00 (FOUR HUNDRED AND FORTY-FIVE 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 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 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.

50/16ms

GIVEN under my hand this 8th 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 Nworie B. U Occupation of Witness Civil Service

Address Min. of Lands, Survey and Housing Abakaliki

17/12/11

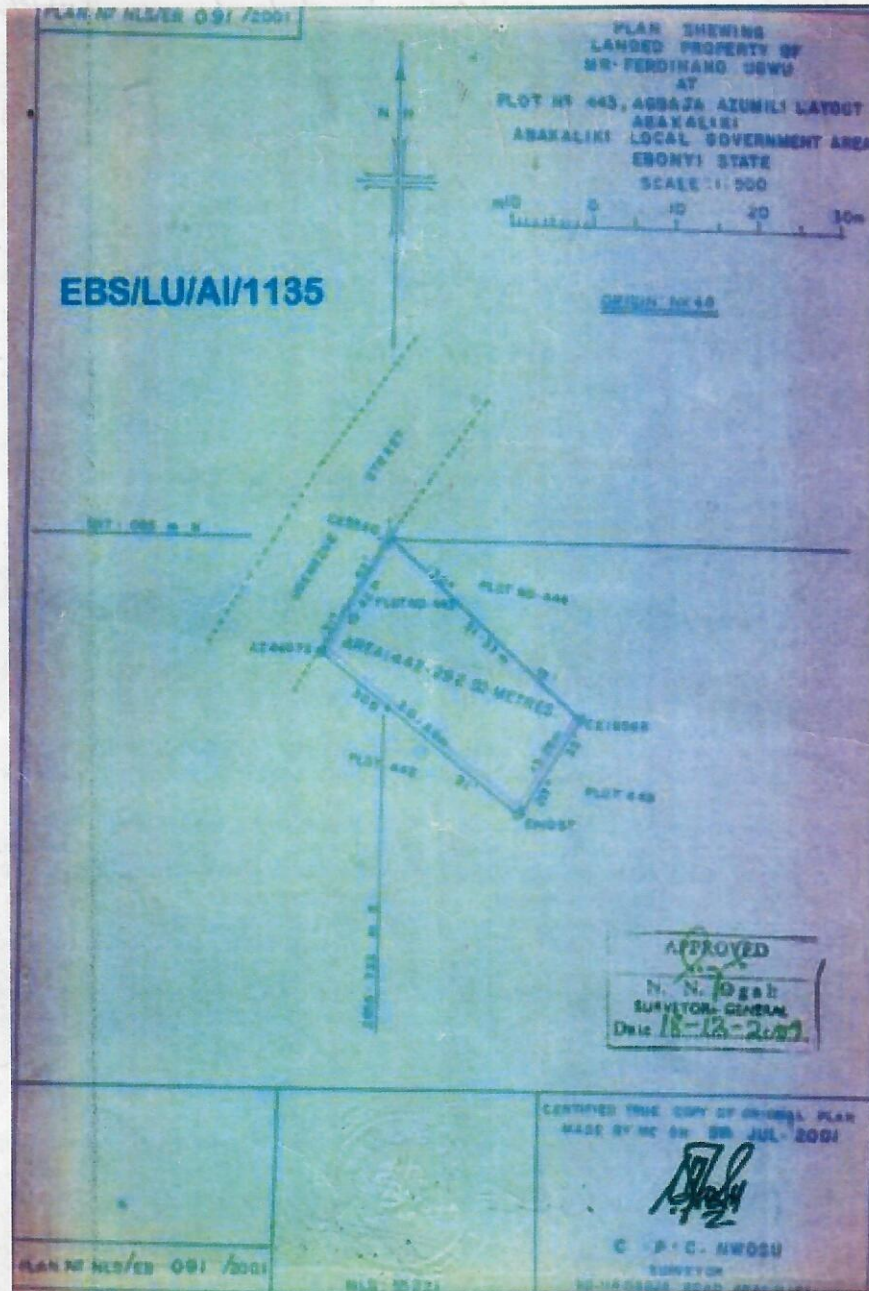


Title Holder: FERDINAND IFEANYI UGWU

Old File Number: EBS/LU/AI/1135 New File Number: PAL/945

Survey Plan No: NLS/EB 091/2001

Property Description: PLOT NO 443 IN BLOCK "J" AGBAJA AZUMILI, ABAKALIKI



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.

(Signature)
 Commissioner For Stamp Duties
 RCR NO 0167699 OF 20/01/2010

This instrument was delivered for registration at 15:36 O'Clock in the AFTERNOON on 23rd April, 2012 and registered as No 50 at page 50 Volume 212 of the Ministry of Lands Registry in the Office at Abakaliki

(Signature)
 Registrar of Deeds

CERTIFY TRUE COPY REGISTRAR OF DEEDS



P A L / 9 4 5

(Handwritten) 14/5/2012



EBONYI STATE INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF _____



MR. FERDINAND UGWU AT PLOT 443, AGBAJA AZUMILI L/O ABAKALIKI L.G.A

All that parcel of land at AGBJA AZUMILI in the ABAKALIKI
 - Local Government Area of the Ebonyi State of Nigeria, containing an Area
 of approximately 442.292 Square Meters shown on Ebonyi State of
 Nigeria survey Plan No NLS/EB091/2001 (Tracing No: _____) the
 boundaries of which are described below.

Starting at concrete pillar marked CE 5540 the coordinates of which are:
1217.085 Meters North and 2856.723 Meter East of Concrete Pillar marked -
NK.48 the Origin of ABAKALIKI Cadastral Surveys.

The boundaries run in straight lines the bearings and lengths of which are as follows

S/N	From	Bearing		Lengths in : M		TO
		Degree(⁰)	Minutes(['])	Length		
	CE .5540	130 ⁰	15 [']	31.33m		CE 19568
	CE 19568	213 ⁰	53 [']	13.26m		EN 1057
	EN 1057	306 ⁰	21 [']	30.69m		AS44073
	AS44073	31 ⁰	52 [']	15.42m		CE 5540

The starting point

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

For Surveyor-General
 Ebonyi State of Nigeria
