

No 0001280



GAL/414

EBONYI STATE OF NIGERIA

April 15/012  
No. 54

Vol: 2/2

EB/LA/214  
PAGE 54

Certificate of Occupancy

LDR No:.....

File No: GAL/414

This is to certify that **OKOROAFOR JOHNNY UGOCHI** of **PLOT 191 NKALIKI GOVERNMENT RESIDENTIAL AREA ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT 191 GOVERNMENT RESIDENTIAL AREA NKALEKE ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. EB 117** 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: **N640.00 (SIX 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**

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 **N20,000.00 (TWELVE THOUSAND NAIRA)**
- (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.

10/05/2012

GIVEN under my hand this 14th day of May 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) 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] ..... Signature of Witness ..... [Signature] .....

Name of Witness NGWUMBA RITA ..... Occupation of Witness CIVIL SERVANT .....

Address MINISTR - Y OF LANDS SURVEY AND HOUSING ABAKALIKI





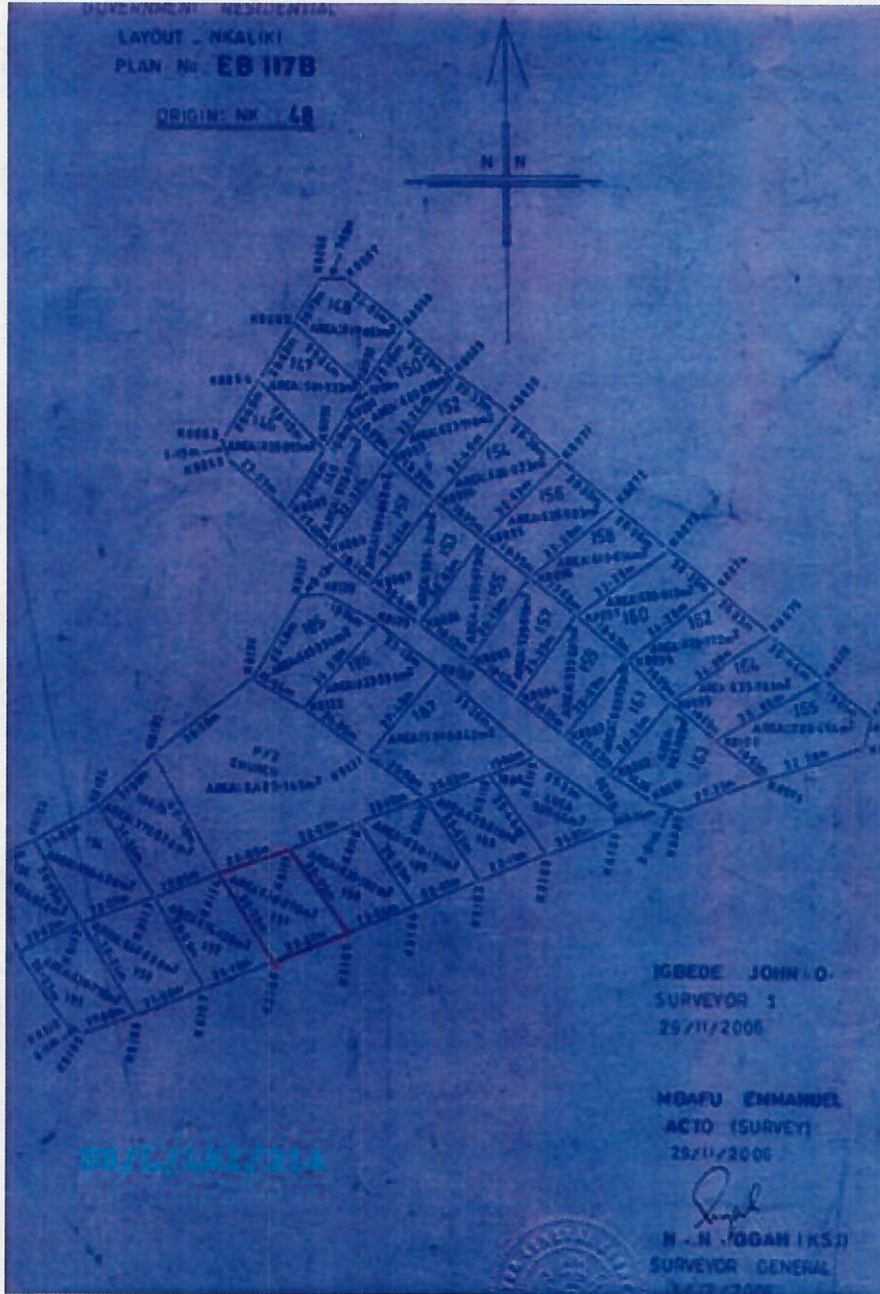
Title Holder: OKOROAFOR JOHNNY UGOCHI

Old File Number: EB/L/LAI/214 New File Number: GAL/414

Survey Plan No: EB 117

Property Description: PLOT 191 GOVERNMENT RESIDENTIAL AREA NKALEKE  
ABAKALIKI

REGISTRATION  
ONE HUNDRED  
NAIR  
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.O  
 Commissioner For Stamp Duties  
 RCR NO 0115061 OF 27/1/2012

This instrument was delivered for registration at 15:30 O'Clock in the AFTERNOON on 24th April, 2012 and registered as No 54 at page 54 Volume 212 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

TRUE COPY  
 REGISTRAR OF DEEDS



02/07/012





**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/414**

OKOROAFOR JOHNNY UGOCHI (ADMINISTRATRIX OF LATE JOHNNY OKOROAFOR ESTATE)

All parcel of land at **PLOT 191 GRA NKALEKE ABAKALIKI** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **638.870** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **EB 117B** (Tracing No. **EB 278**) the boundaries of which are described below.

Starting at concrete pillar marked **PBK 8105** the coordinates of which are: **857.970** Metres South and **888.093** Metres West 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		
	PBK 8105	253	02 15"	22.02		PBK 8106
	PBK 8106	327	13 28"	30.28		PBK 8114
	PBK 8114	73	31 54"	22.05		PBK 8115
	PBK 8115	147	12 47"	30.09		PBK 8105
						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 of Nigeria

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