

Jan/15/013  
Nº 0002018



EB/L/LA/267/I

EBONYI STATE OF NIGERIA

No. 36

Vol: 243

Page 36

Certificate of Occupancy

LDR No:.....

File No: GAL/586

This is to certify that **ITUMA ELIJAH ONAH** of **MINISTRY OF EDUCATION, ABAKALIKI, EBONYI STATE**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY KNOWN AS PLOT 123 GRA NKALEKE LAYOUT, ABAKALIKI IN ABAKALIKI L.G.A, EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. EB117B** 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: **N620.00 (SIX HUNDRED AND TWENTY 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 tenable 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 **N19,507.00 (NINETEEN THOUSAND FIVE HUNDRED AND SEVEN 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.

GIVEN under my hand this 18<sup>th</sup> day of March 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) 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] ..... Signature of Witness ..... [Signature] .....

Name of Witness Nwoie B.U ..... Occupation of Witness Civil Service .....

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

19/4/013



22/5/013

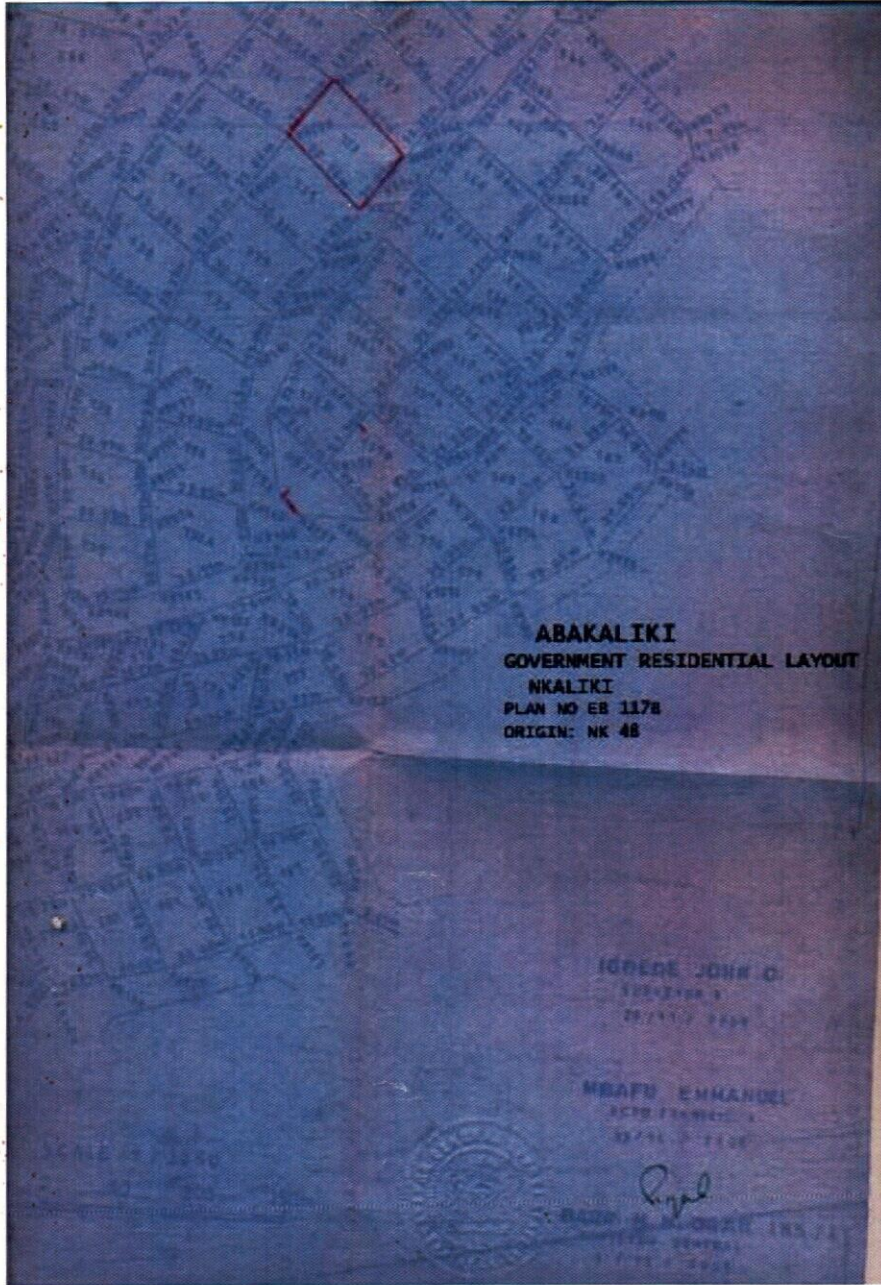
Title Holder: ITUMA ELIJAH ONAH

Old File Number: EB/L/LAI/267 New File Number: GAL/586

Survey Plan No: EB117B

Property Description: PROPERTY KNOWN AS PLOT 123 GRA NKALEKE LAYOUT, ABAKALIKI IN ABAKALIKI L.G.A, EBONYI STATE.

ONE HUNDRED  
NINETY



**ABAKALIKI**  
GOVERNMENT RESIDENTIAL LAYOUT  
NKALIKI  
PLAN NO EB 117B  
ORIGIN: NK 48

IGOLELE JOHN O.  
2012/11/17 2013

MBAFU EMMANUEL  
2012/11/17 2013

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) OBASI B-O*

Commissioner For Stamp Duties  
RCR NO 135132 OF 25/7/2011

This instrument was delivered for registration at 15:19 O'Clock in the AFTERNOON on 7th January, 2013 and registered as No 36 at page 36 Volume 243 of the Ministry of Lands Registry in the Office at Abakaliki

*[Signature]*  
Registrar of Deeds



G A L / 5 8 6

CERTIFIED TRUE COPY  
*[Signature]*  
CDOT

*[Signature]* 19/04/2013



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/586**

M

**ONAH ELIJAH ITUMA**

All that parcel of land at **PLOT 123 GRA NKALEKE LAYOUT** in the **ABAKALIKI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **617.149** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **EB 117B** (Tracing No. **EB 279**) the boundaries of which are described below.

Starting at concrete pillar marked **PBK 8028** the coordinates of which are: **645.772** Metres South and **1006.640** Metres West of a 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 (°) | Minute (') | Length        |  |          |
|     | PBK 2028 | 130        | 58' 49"    | 31.07         |  | PBK 8036 |
|     | PBK 8036 | 217        | 19' 02"    | 20.03         |  | PBK 8037 |
|     | PBK 8037 | 311        | 04' 43"    | 30.76         |  | PBK 8029 |
|     | PBK 8029 | 36         | 25' 39"    | 19.999        |  | PBK 2028 |
|     |          |            | THE        | STARTING      |  | POINT    |

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

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*J. J. J. J.*  
**for Surveyor-General**  
 EBONYI STATE OF NIGERIA

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