

Aug 12/08
No. 0001674



EB/LAC/11/880

No. 5

Vol: 88

PAGE 5

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:.....

File No: PAL/056

This is to certify that **OKPALA CHARLES CHUKWENDU** of **NO. 20 ODUNUKWE STREET ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY SITUATE ATULOAZUGO AZUIYIOKWU ABAKALIKI LOCAL GOVERNMENT AREA**, described in the Schedule and more particularly marked and delineated in the **PLAN NO. CUO/EB60/04** attached to this certificate and thereon bordered or verged **RED** for the term of **96 (NINETY-SIX)** 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.

10/12/08

- 1(a) RENT: **N2,500.00 (TWO THOUSAND FIVE HUNDRED 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 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 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) To pay an improvement premium of **N 0.00 (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.

RECERTIFIED under my hand this 13th day of May 2013

[Signature]

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 *Okpara Daniel T.* Occupation of Witness *Civil Servant*

Address *Ministry of Lands, Survey and Housing* *06/09/2013*



Title Holder: OKPALA CHARLES CHUKWENDU

Old File Number: EB/LAC/AI/880 New File Number: PAL/056

Survey Plan No: CUO/EB60/04

Property Description: PROPERTY SITUATE ATULOAZUGO AZUIYIOKWU
ABAKALIKI LOCAL GOVERNMENT AREA.

NIGERIA
Old number new
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) Olan B. O
SIGNED

Commissioner For Stamp Duties
0173131 OF 14/8/08

This instrument was delivered for registration at 10:20 O'Clock in the FORENOON on 26TH AUGUST, 2008 and registered as No 5 at page 5 Volume 88 of the Ministry of Lands Registry in the Office at ABAKALIKI

[Signature]
Registrar of Deeds

CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS



9/9/08


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/056
OKPALA CHARLES CHIKWENDU

All that parcel of land at ULOAZUGO AZUIYIOKWU in the ABAKALIKI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 2123.717 Square Metres shown on Survey Plan No.

CUO/EB60/2004 (Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked AS 19033 the coordinates of which are:

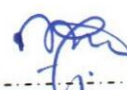
1375.997 Metres South and 404.088 Metres East of a concrete pillar marked

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		
	AS 19033	74	30	28.13		AS 19034
	AS 19034	64	01	23.45		BJ 37837
	BJ 37837	74	02	12.45		BJ 37836
	BJ 37836	119	17	25.20		AN 40540
	AN 40540	230	01	8.10		AS 91554
	AS 91554	220	00	5.80		AS 91553
	AS 91553	203	14	10.80		AS 91552
	AS 91552	249	00	45.21		AS 19031
	AS 19031	318	27	38.33		AS 19033

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
