

No. 0000264



EBONYI STATE OF NIGERIA

PAGE 46  
EBS/LU/11/1256

Feb 18/21/01  
No. 46

Vol: 133

Certificate of Occupancy

LDR No:.....

File No: PAL/090

This is to certify that **PETER IFEANYICHUKWU MUO** of **NO 1 CECILIA MUO CLOSE KPIRIKPIRI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT IKELEGU ISIEKE, ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. NW/EB 021/2009** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2011** 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: **N4,779.00 (FOUR THOUSAND SEVEN HUNDRED AND SEVENTY NINE)** per annum.
- (b) The rent hereby reserved shall be revised at the end of every **5 (FIVE YEARS)** 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 YEARS)** 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 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 (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 27th May 2011 day of.....

*[Handwritten signature of Comrade Jonah Egba]*

**COMRADE JONAH EGBA**  
**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 ..... *Nwachukwu Ino* ..... Occupation of Witness ..... *Chief Servant* .....

Address ..... *Manuhy of Land Survey & Housing Ministry* .....

16/8/01

st/ell





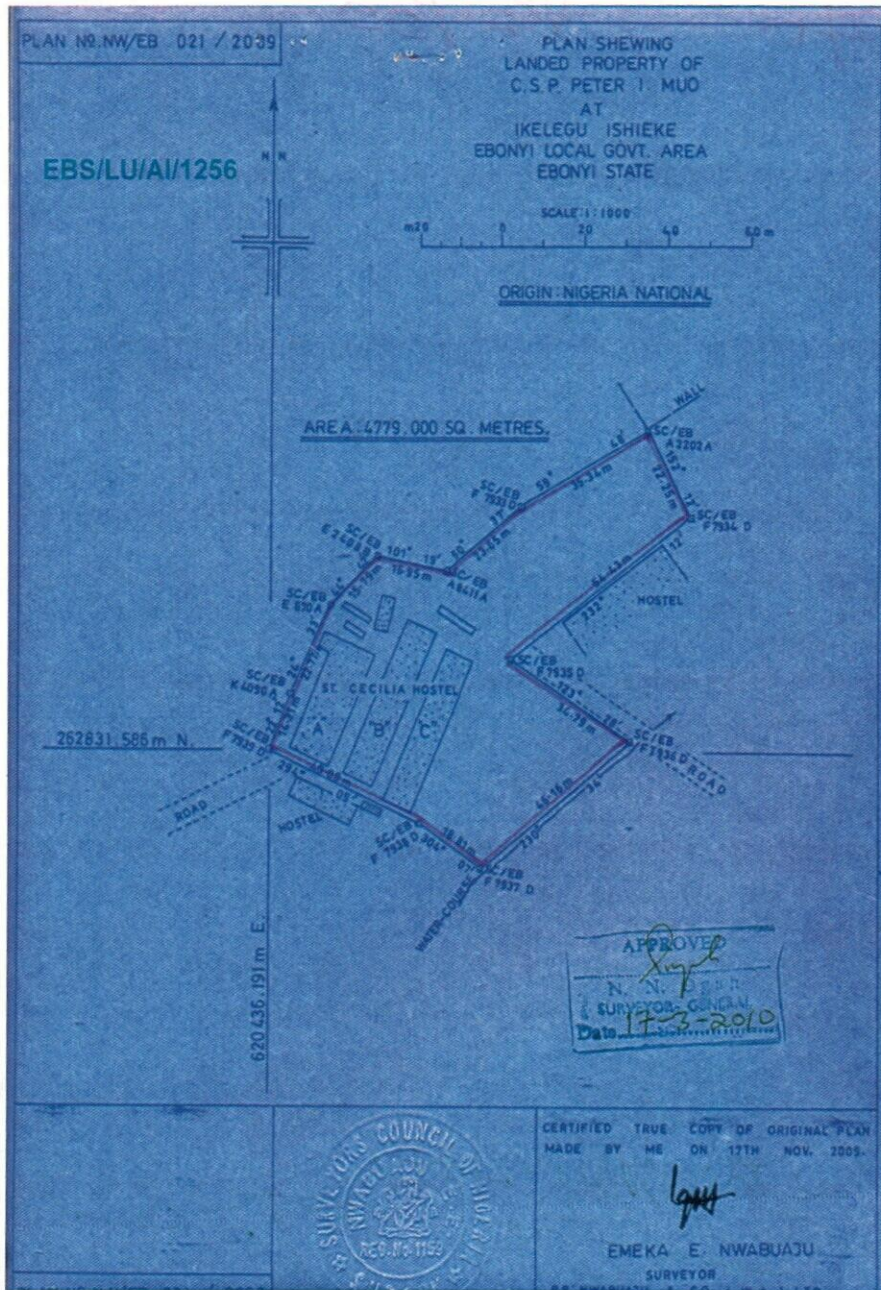
**NIGERIA**  
*One hundred*  
*Naira*  
**STAMP DUTIES**

Title Holder: PETER IFEANYICHUKWU MUO

Old File Number: EBS/LU/AI/1256 New File Number: PAL/090

Survey Plan No: NW/EB 021/2009

Property Description: LAND AT IKELEGU ISHIEKE, ABAKALIKI

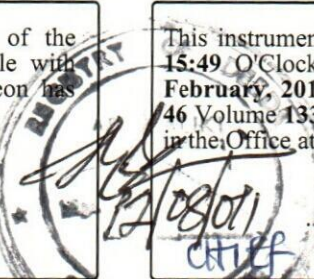


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(sgd) *Obasi B O*

Commissioner For Stamp Duties  
 (0016749) OF 13/5/2010

This instrument was delivered for registration at 15:49 O'clock in the AFTERNOON on 16th February, 2011 and registered as No 46 at page 46 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki



Registrar of Deeds

**CERTIFIED TRUE COPY**  
*Chief Registrar of Deeds*



*8/18/11*





**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF** PAL/090

**PETER IFEANYICHUKWU MNO**

All that parcel of land at **IKELEGU ISHIEKE** in the **EBONYI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **4779.000** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **NW/EB 021/2009** (Tracing No. ) the

boundaries of which are described below.

Starting at concrete pillar marked **SCEBF7939D** the coordinates of which are: **262831.586** Metres North and **620436.191** Metres West of a concrete pillar marked **NIG NATIONAL** the origin of **NATIONAL ZERO** 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		
	SCEB F 7939D	22	12	14.31		SCEB K 4090A
	SCEB K 4090A	24	33	22.77		SCEB E 670A
	SCEB E 670A	44	42	15.79		SCEB E 2408B
	SCEB E 2408B	101	19	16.95		SCEB A 8411A
	SCEB A 8411A	50	37	23.65		SCEB F 7933D

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

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for Surveyor-General  
Ebonyi State of Nigeria

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**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM®**



S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	SCEB F 7933D	59	48	35.34		SCEB A2202A
	SCEB A2202A	152	12	22.25		SCEB F 7934D
	SCEB F 7934D	232	121	54.43		SCEB F 7935D
	SCEB F 7935D	123	28	34.79		SCEB F 7936D
	SCEB F 7936D	230	34	46.16		SCEB F 7937D
	SCEB F 7937D	304	07	18.81		SCEB F 7938D
	SCEB F 7938D	294	05	40.06		SCEB F 7939D

  
Name and Signature

**For Surveyor-General**  
Ebonyi State of Nigeria

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