

Nº 0003980



EBS/Lu/A1/3432

F26/155/2016

EBONYI STATE OF NIGERIA

A1/SUR/NO/108/3/2020/EBSH

Certificate of Occupancy

LDR No:.....

File No: PAL/11589

This is to certify that NWOKPOKU PETER CHIBUEZE of 16 HATCHERY ROAD, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT IGWE-OKPU NKALEKE UNUHU, ABAKALIKI LOCAL GOVERNMENT AREA described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 361/2013 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2016 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: N1,050.00 (ONE THOUSAND AND FIFTY 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 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 N0.00 (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.

1708/2017

GIVEN under my hand this 20 day of 07 2017

ENGR. DAVID UMAHI NWEZE
GOVERNOR EBONYI STATE OF NIGERIA

Signature of Holder / Holders Signature of Witness

Name of Witness ONEKE, T-C Occupation of Witness civil service

Address MINI. OF LANDS, SURVEY & HOUSING, ABAKALIKI



Title Holder: NWOKPOKU PETER CHIBUEZE

Old File Number: EBS/LU/AI/3432 New File Number: PAL/11589

Survey Plan No: OTE/EB 361/2013

Property Description: LAND AT IGWE-OKPU NKALEKE UNUHU, ABAKALIKI LOCAL GOVERNMENT AREA

One thousand
Fifty naira
STAMP



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) Ebenezer CO
 Commissioner For Stamp Duties
 077213 OF 25/1/2016

This instrument was delivered for registration at 11:50 O'clock in the FORENOON on 9th February, 2016 and registered as No 44 at page 44 Volume 392 of the Ministry of Lands Registry in the Office at Abakaliki

(Sgd) Sho
 Registrar of Deeds

Certified true Copy
 SLO REGISTRAR OF DEEDS

4/7/2020



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM
SURVEY DESCRIPTION OF LANDED PROPERTY OF**



DR. NWOKPOKU PETER C.

All that parcel of land at**IGWE OKPU NKALEKE UNUHU**.....In the**ABAKALIKI**.....
Local Government Area of the Ebonyi State of Nigeria, an Area of Approximately
1047.703..... Square Metres shown on Ebonyi State of Nigera Survey Plan No.
OTE/EB361/2013..... (Tracing No.....) The
boundaries of which are described below.

Starting at concrete pillar marked**SC/EBA8336B**..... The coordinates of which are:
1716.722..... Metres North and **653.418**.....Metres East of a concrete pillar marked
NK 48.....the origin of**ABAKALIKI**.....cadastral surveys.

The boundaries run in straight lines the bearing and length of which are as follow:

Bearing Lengths in: M

S/N	From	Degree(°)	Minutte (')	Length	To
	SC/EBA8336B	21	44	31.44m	SC/EBA7265B
	SC/EBA7265B	104	22	30.90m	SC/EBA7250B
	SC/EBA7250B	190	42	30.75m	SC/EBA8335B
	SC/EBA8335B	283	40	36.90m	SC/EBA8336B

The Starting Point

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

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For Surveyor-General
Ebonyi State of Nigera

