

Feb/115/016

Nº 0004271

NO:6



EB S/KU/A1/2922

VOL. 207

PAGE:6

EBONYI STATE OF NIGERIA

A1/SUR/NO/72/6/2017/EBSE

Certificate of Occupancy

LDR No:.....

File No: PAL/11625

This is to certify that **OKOH AMARACHI GRACE** of **NO 3 NWELE STREET,ABAKALIKI,EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT NO 98 IN BLK J AGBAJA AZUMILI LAYOUT,ABAKALIKI OTHERWISE KNOWN AS NO 36 IGWEORIE STREET,ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 1041/2001** 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: **N1035.00 (ONE THOUSAND AND THIRTY FIVE NAIRA ONLY)** 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 ONLY)** 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 **NN/A (NIL)**
- (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.

C10290/fee

GIVEN under my hand this 20 day of 03 2016

[Handwritten Signature]

ENGR. DAVID UMAHI NWEZE
GOVERNOR EBONYI STATE OF NIGERIA

Signature of Holder / Holders *[Signature]* Signature of Witness *[Signature]*

Name of Witness Nwokofo Bridget O. Occupation of Witness Civil Servant

Address Ministry of Lands Survey & Housing Abakaliki

19/06/017



Title Holder: OKOH AMARACHI GRACE

Old File Number: EBS/LU/AI/2922 New File Number: PAL/11625

Survey Plan No: OTE/EB 1041/2001

Property Description: PLOT NO 98 IN BLK J AGBAJA AZUMILI LAYOUT, ABAKALIKI OTHERWISE KNOWN AS NO 36 IGWEORIE STREET, ABAKALIKI

NIGERIA
One Hundred Naira
STAMP DUTIES

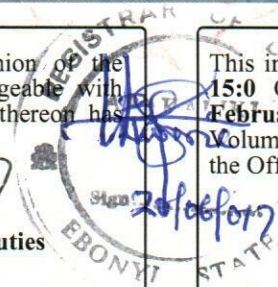


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(Sgd) Oga, M-D
Commissioner For Stamp Duties

This instrument was delivered for registration at 15:0 O'clock in the AFTERNOON on 5th February, 2016 and registered as No 6 at page 6 Volume 207 of the Ministry of Lands Registry in the Office at Abakaliki

(Sgd) Oga
Registrar of Deeds



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



PAL/11625

LADY AMARACHI GRACE OKOH



All that parcel of land at NO 36 IGWEORE STREET In the ABAKALIKI

Local Government Area of Ebonyi State of Nigeria, containing an Area of approximately 1031.679 Square Meters Shown on Ebonyi State of

Nigeria survey Plan No OTE/EB 1041/2001 (Tracing No:.....) The boundaries of which are described below.

Starting at concrete pillar Marked EBS4513B The coordinates of which are: 452.199 Meters North and 2913.568 Meter East of Concrete Pillar marked NK 48 The Original of ABAKALIKI Cadastral Surveys, the boundaries run in straight lines the bearings and lengths of which are as follows

S/N	From	Degree (°)	Minutes (')	Length	TO
	EBS 4513B	100 ⁰	47 ¹	33.40m	EBS 4514B
	EBS 4514B	192 ⁰	15 ¹	30.50m	EBS 4515B
	EBS 4515B	282 ⁰	00 ¹	35.25m	EBS 4512B
	EBS 4512B	15 ⁰	50 ¹	29.70m	EBS 4513B

THE STARTING POINT

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

[Signature]
For Surveyor-General
Ebonyi State of Nigeria
