

Nº 0000607

September 13/2011



EB/14/1517

EBONYI STATE OF NIGERIA

No. 35

Vol: 176

PAGE 35

Certificate of Occupancy

LDR No:.....

File No: PAL/1308

This is to certify that CHRISTOPHER NNAEMEKA OKONKWO of NO 2 HOSSANNA STREET (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND SITUATE AND LYING AT NO 1 ABATETE STREET, ABAKALIKI, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 686/2001 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: N1,205.00 (ONE THOUSAND TWO HUNDRED AND FIVE 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 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 (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.

2018/8/1

GIVEN under my hand this 31st day of Jan 2012

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 of Witness .....

Name of Witness ..... Occupation of Witness .....

Address ..... MINISTRY of LANDS, SURVEY & HOUSING, ABAKALIKI

18/04/2012

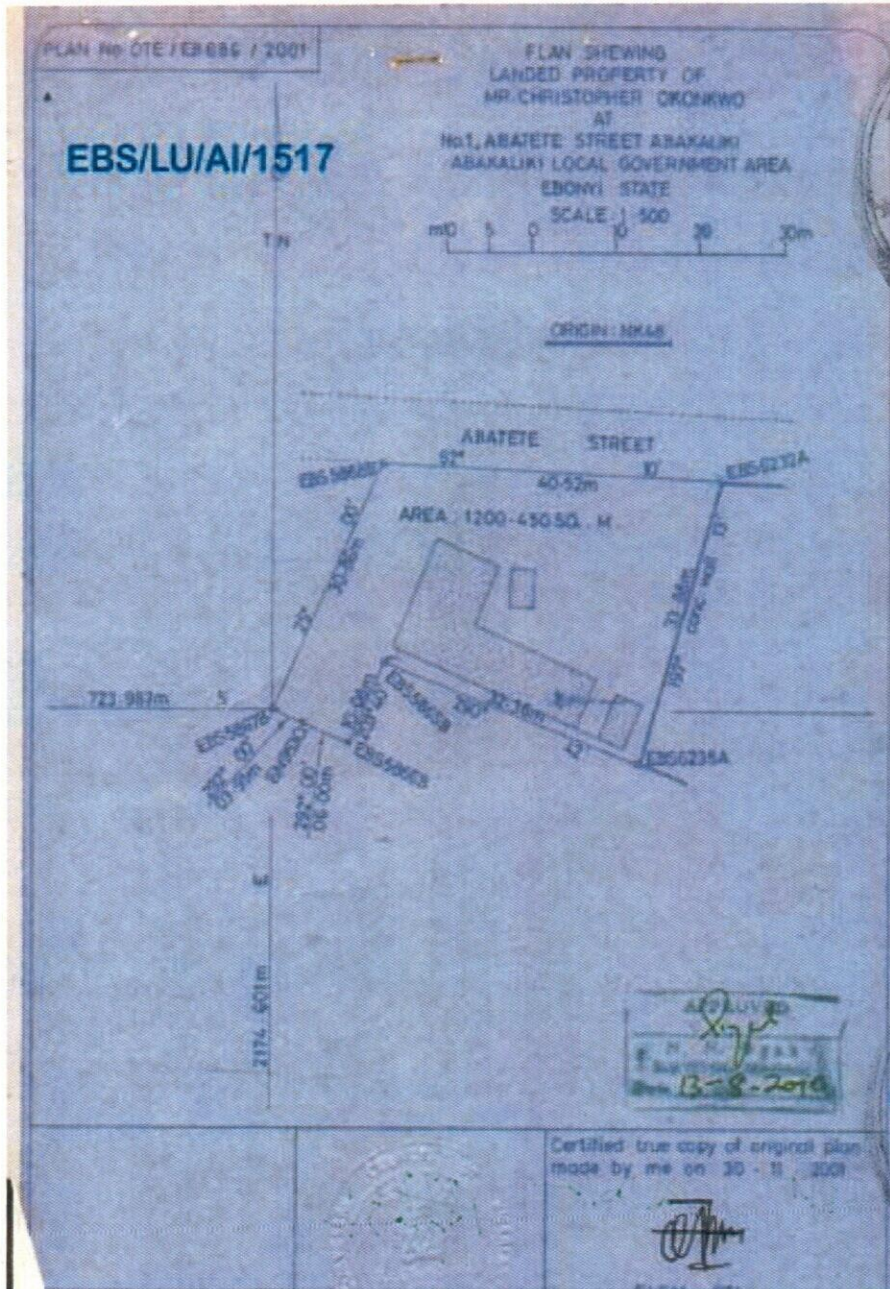


Title Holder: CHRISTOPHER NNAEMEKA OKONKWO

Old File Number: EBS/LU/AI/1517 New File Number: PAL/1308

Survey Plan No: OTE/EB 686/2001

Property Description: LAND SITUATE AND LYING AT NO 1 ABATETE STREET, ABAKALIKI, EBONYI STATE.

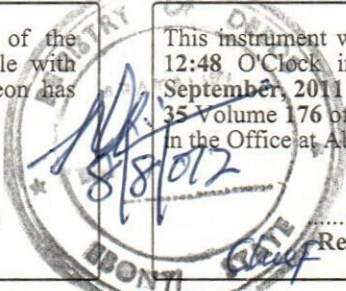


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

This instrument was delivered for registration at 12:48 O'Clock in the AFTERNOON on 6th September, 2011 and registered as No 35 at page 35 Volume 176 of the Ministry of Lands Registry in the Office at Abakaliki

*(Seal) OBASI B.O*  
 Commissioner For Stamp Duties  
 0084109 OF 06/04/011

*(Signature)*  
 Registrar of Deeds



17/04/2012



## EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/1308

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**CHRISTOPHER OKONKWO**  
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All that parcel of land at **NO 1 ABATETE STREET** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

**1200.450** Square Metres / ~~Square Hectares~~ shown on Ebonyi State of Nigeria Survey Plan

No. **OTE/EB686/2001** (Tracing No. ) the

boundaries of which are described below.

Starting at concrete pillar marked **EBS5867B** the coordinates of which are:

**723.987** Metres North / ~~South~~ and **2174.601** Metres ~~East~~ / West 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		
	EBS 5867B	25	00	30.86		EBS 5868B
	EBS 5868B	92	10	40.52		EBS 6232A
	EBS 6232A	197	13	33.88		EBS 6235A
	EBS 6235A	290	42	32.36		EBS 5865B
	EBS 5865B	203	40	10.08		EBS 5866B

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®**



File Number: .....

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	EBS 5866B	292	60	06.00	EN 9530
	EN 9530	292	00	03.91	EBS 5867B

Name and Signature

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

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