

Nº 0000640



EB/SL/1/1/1848

EBONYI STATE OF NIGERIA

000181011

No. 38

Vol. 176

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Certificate of Occupancy

LDR No:.....

File No: PAL/1520

This is to certify that IKECHUKWU MICHAEL NWANKWO of IKELEGU ISHIEKE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT NO 7 DANIEL STREET, AGUOGBORIGA, ABAKALIKI IN ABAKALIKI L.G.A EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 385/2011 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: N865.00 (EIGHT HUNDRED AND SIXTY-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 tenatable 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.

GIVEN under my hand this 4th day of Nov 2011

[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 of Witness

Name of Witness Nwoie B. U Occupation of Witness Civil Servant

Address Min. of Lands, Survey and Housing Abakaliki

14/11/2011

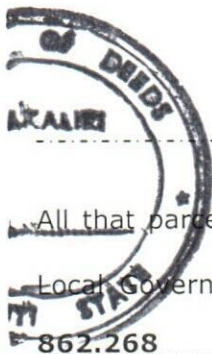




EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/1520



M
IKECHUKWU MICHAEL NWANKWO

All that parcel of land at AGUOGBORIGA NKALEKE in the ABAKALIKI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 862.268 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

OTE/EB 385/2011 (Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked EBS 9775A the coordinates of which are:

1280.158 Metres South and 404.189 Metres West of a concrete pillar marked

NK 48 the origin of ABAKALIKI cadastral surveys. The boundaries run

in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing Degree (°)	Minute (')	Lengths in: M Length	To
	EBS 9775A	03	27	31.55	EBS 9913A
	EBS 9913A	359	29	43.52	EBS 9914A
	EBS 9914A	94	18	13.85	EBS 8307A
	EBS 8307A	183	15	65.23	EBS 8306A
	EBS 8306A	182	18	05.08	EBS 9774A
	EBS 9774A	251	43	12.03	EBS 9975A
			THE	STARTING	POINT

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
