

Nº 0000908



EBONYI STATE OF NIGERIA

Feb 15/012
No. 8

VOL: 195

EB 8 / W / A / 1942
PAGE 8

Certificate of Occupancy

LDR No:.....

File No: PAL/2137

This is to certify that **AMA OTI ELEKWA** of **NO 27 UDENSI STREET ABAKALIKI**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY SITUATE AT IKELAGU ISHIEKE IN EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 426/2006** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE) year(s)** from the **1ST JANUARY, 2012** 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: **N535.00 (FIVE HUNDRED AND THIRTY-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.

4/05/012

GIVEN under my hand this 27th day of Feb 2012

[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) 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 USWUMBA RIFA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS SURVEY AND HOUSING ABAKALIKI

29/3/012



Title Holder: AMA OTI ELEKWA

Old File Number: EBS/LU/AI/1942 New File Number: PAL/2137

Survey Plan No: OTE/EB 426/2006

Property Description: PROPERTY STITUATE AT IKELAGU ISHIEKE IN EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE.

EBONYI
ONE HUNDRED
NINETY
SEVEN DUTIES



APPROVED
N.N. OCAH
SUPERVISOR - EBN
DATE 16/2/2012

THIS PLAN SUPERCEDES
PLAN NO CUO/EB/29/2006

CERTIFIED TRUE COPY OF ORIGINAL PLAN
MADE BY ME ON 11-01-2006

ELEM OTI
REGISTERED SURVEYOR
NO 18 2234 ROAD ABAKALIKI

The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N1.00 and the duty thereon has been assessed accordingly.

(SGND) OBASI B
Commissioner For Stamp Duties
0115071 of 30/1/012

This instrument was delivered for registration at 14:28 O'clock in the AFTERNOON on 16th February, 2012 and registered as No 8 at page 8 Volume 195 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



CERTIFIED TRUE COPY
Chief Registrar of Deeds
29/2/012





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2137

AMA OTI ELEKWA

All that parcel of land at **IKELAGU-ISHIEKE** in the **EBONYI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **53,619** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **OTE/EB 426/2006** (Tracing No.) the boundaries of which are described below.

Starting at concrete pillar marked **SC-EBE 1676A** the coordinates of which are: **802.563** Metres South and **1159.285** Metres East 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 | | |
| | SC-EBE 1676A | 126 | 30 | 33.85 | | SC-EBA 1570A |
| | SC-EBA 1570A | 246 | 00 | 27.05 | | SC-EBA 1569A |
| | SC-EBA 1569A | 334 | 30 | 13.35 | | SC-EB 158A |
| | SC-EBA 158A | 345 | 05 | 15.10 | | SC-EBE 1675A |
| | SC-EBE 1675A | 58 | 00 | 08.11 | | SC-EBE 1676E |
| | | | | | | 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
