



EB/lu/m/1606

No 0000787  
Jan/10/2011

EBONYI STATE OF NIGERIA

No. 42

Vol: 133

PAGE 42

Certificate of Occupancy

LDR No:.....

File No: PAL/241

This is to certify that **NWOKE IKECHUKWU EMMANUEL** of **EBONYI STATE TEACHING HOSPITAL ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT PLOT NO 476 AGBAJA AZUMILI LAYOUT, ABAKALIKI L.G.A EBONYI STATE.** described in the Schedule and more particularly marked and delineated in the **PLAN NO. HT/EB 739/2010** 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: **N645.00 (SIX HUNDRED AND FORTY-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**

21/5/12

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 **N0.00 (N)**
- (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 25th day of Dec 2011

**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 Nwoke Signature of Witness [Signature]

Name of Witness OKPARA DANIEL T. Occupation of Witness Civil Servant

Address Ministry of Lands, Survey and Housing Ap.

16/04/2012



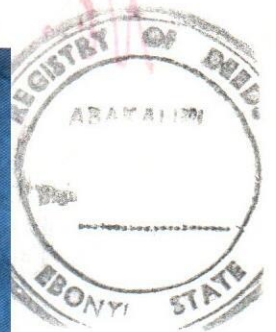
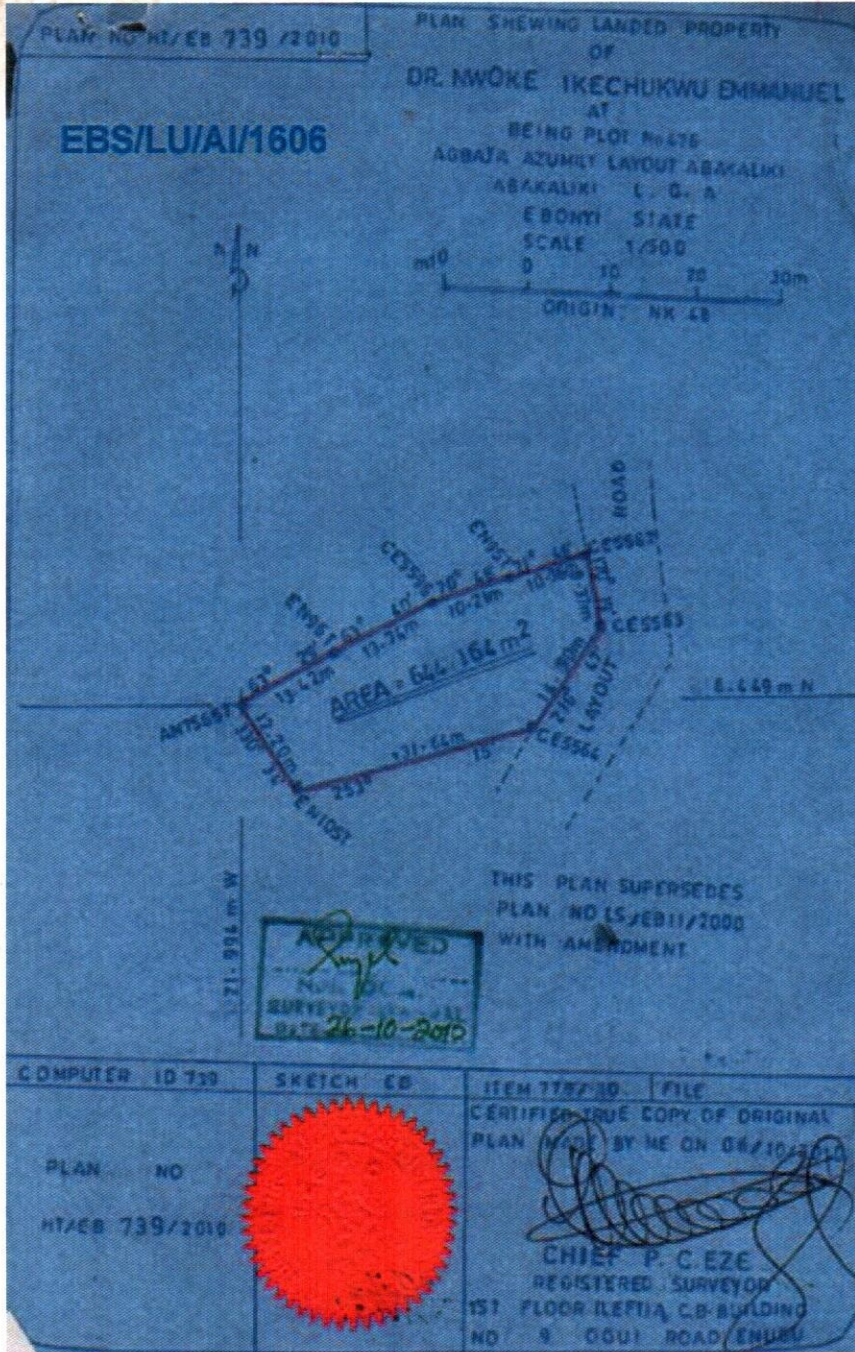


Title Holder: NWOKE IKECHUKWU EMMANUEL

Old File Number: EBS/LU/AI/1606 New File Number: PAL/241

Survey Plan No: HT/EB 739/2010

Property Description: LAND AT PLOT NO 476 AGBAJA AZUMILI LAYOUT, ABAKALIKI L.G.A 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.

*(Sgd) OBASI B-O*

Commissioner For Stamp Duties (0051429) of 28/10/10

This instrument was delivered for registration at 13:8 O'Clock in the AFTERNOON on 31st January, 2011 and registered as No 26 at page 26 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

*(Sgd) Chief Registrar of Deeds*

CERTIFIED TRUE COPY  
*(Sgd) Chief Registrar of Deeds*







**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/241**

**DR. NWOKE IKECHUKWU EMMANUEL**

All that parcel of land at AGBAJA AZUMILI LAYOUT in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 644.164 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. EB 739/2010 (Tracing No. \_\_\_\_\_) the boundaries of which are described below.

Starting at concrete pillar marked AN 75657 the coordinates of which are: 6.449 Metres North and 21.994 Metres 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		
	AN 75657	63	29	13.42		EN 96T
	EN 96T	63	40	13.74		CE 5596
	CE 5596	70	48	10.21		EN 95T
	EN 95T	71	48	10.36		CE 5562
	CE 5562	170	19	8.37		CE 5563
	CE 5563	216	47	14.90		CE 5564
	CE 5564	253	15	31.64		EN 105T
	EN 105T	330	34	12.20		AN 75657

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

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