

Nº 0001561



EBONYI STATE OF NIGERIA

July 178/012 No. 57

Vol. 219 EBS/LU/1A/2088 PAGE 57

Certificate of Occupancy

LDR No:.....

File No: PAL/3165

This is to certify that MARIA A NWOGHA of NO.7 AJEGBU STREET, KPIRIKPIRI, ABAKALIKI. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY AT MGBABOR ECHARA ABAKALIKI IN EBONYI L.G.A. described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB178/2011 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: N985.00 (NINE HUNDRED AND EIGHTY-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 tenantable 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 (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.

30/10/12

GIVEN under my hand this 25th day of Sept 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) 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 OWERE, T. C Occupation of Witness CWIL SERVICE

Address MINISTRY OF LANDS, SURVEY & HOUSING, ABAKALIKI

27/11/12



Title Holder: MARIA A NWOGHA

Old File Number: EBS/LU/AI/2088 New File Number: PAL/3165

Survey Plan No: OTE/EB178/2011

Property Description: PROPERTY AT MGBABOR ECHARA ABAKALIKI IN EBONYI L.G.A.

Stamp: 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) Abasi B...
 Commissioner For Stamp Duties
 0167933 OF 13/6/12

This instrument was delivered for registration at 9:43 O'Clock in the FORENOON on 18th July, 2012 and registered as No 57 at page 57 Volume 219 of the Ministry of Lands Registry in the Office at Abakaliki

(Sgd) ...
 Registrar of Deeds

CERTIFIED TRUE COPY
 CDO
 REGISTRAR OF DEEDS



Handwritten signature and date.

29/11/2012



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3165

MARIA NWOGHA

All that parcel of land at MGBABOR ECHARA in the EBONYI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 984.248 Square shown on Ebonyi State of Nigeria Survey Plan No. OTE/EB178/2011 (Tracing No.) the boundaries of which are described below.

Starting at concrete pillar marked SCEBA1083B the coordinates of which are: 1401.796 Metres North and 1677.176 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	
		Degree (°)	Minute (')	Length	To
	SCEBA1083B	83	28	30.60	SCEBA2599B
	SCEBA2599B	171	56	32.10	SCEBA2600B
	SCEBA2600B	263	00	30.50	SCEBA2601B
	SCEBA2601B	351	47	32.35	SCEBA1083B
	THE		STARTING	POINT	

All property beacons are concrete pillars, all bearing and length approximate and all bearings are referred to National /True North.

[Signature]

For Surveyor-General
Ebonyi State of Nigeria
