

Dec/46/012  
No. 0001996



EB/ku/A/1/2013

EBONYI STATE OF NIGERIA

No. 19

Vol: 243

PAGE 19

Certificate of Occupancy

LDR No:.....

File No: PAL/3833

This is to certify that **IBOR EMMANUEL NWOGBAGA** of **10A ONUORA STREET, INYIMAEГУ UNUHU ONUEBONYI, ABAKALIKI**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY KNOWN AS PLOT S/4 AZUYIOKWU LAYOUT, ABAKALIKI, EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 059/97** 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: **N830.00 (EIGHT HUNDRED AND THIRTY 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 or to be erected hereafter thereon for any purpose other than that specified in these presents.
- (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 **DIRECTOR LANDS** 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 19<sup>th</sup> day of August, 2013

**ARC. NWOGHA FRIDAY MOSES**  
COMMISSIONER FOR LANDS, SURVEY AND HOUSING EBONYI STATE OF NIGERIA

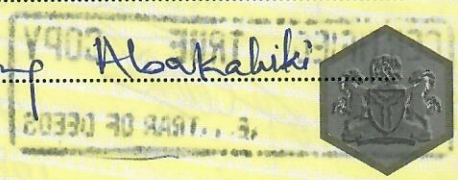
(By virtue of Powers to grant Certificate of Occupancy and Right of Occupancy delegated to him by the Governor, under Section 4(a) and (b) of the Land Use Edict (now Law) N0.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

Signature of Holder / Holders ..... Signature of Witness .....

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

Address Min. of Lands, Survey and Housing Abakaliki

12/09/013



Title Holder: IBOR EMMANUEL NWOGBAGA

Old File Number: EBS/LU/AI/2043 New File Number: PAL/3833

Survey Plan No: OTE/EB 059/97

Property Description: PROPERTY KNOWN AS PLOT S/4 AZUIYIOKWU LAYOUT, ABAKALIKI, EBONYI STATE.

NIGERIA  
*One hundred Naira*  
STAMP DUTIES



REGISTRATION  
SIGN  
EBONYI

REGISTRATION  
SIGN  
EBONYI

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.

*S.D. Obasi J.O.*

Commissioner For Stamp Duties  
RCR NO 0185355 OF 16/8/2012

This instrument was delivered for registration at 15:30 O'Clock in the AFTERNOON on 3rd December, 2012 and registered as No 19 on page 19 Volume 243 of the Ministry of Lands Registry in the Office at Abakaliki

*[Signature]*  
Registrar of Deeds

CERTIFIED TRUE COPY

*[Signature]*  
REGISTRAR OF DEEDS



P A L / 3 8 3 3



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF** PAL /3833

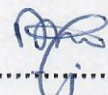
**EMMANUEL NWOGBAGA IBOR**

All the parcel of land at PLOT S/4 AZUIYIOKWU LAYOUT in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 826.29 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. OTE/EB 059/97 (Tracing No. \_\_\_\_\_) the boundaries of which are described below.

Starting at concrete pillar marked EBS 246A the coordinates of which are: 255587.707 Metres North and 626738.483 Metres East of a concrete pillar marked NIGERIA NAT. the origin of NATIONAL ZERO 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 246A	35	43	33.19		EBS 242A
	EBS 242A	139	50	23.78		EBS 243A
	EBS 243A	199	16	13.22		EBS 244A
	EBS 244A	229	58	22.02		EBS 245A
	EBS 245A	322	58	22.39		EBS 246A
		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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