

Dec/67/012
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EB/4/A/1/2050

EBONYI STATE OF NIGERIA

No. 20

Vol: 243

PAGE 20

Certificate of Occupancy

LDR No:.....

File No: PAL/4035

This is to certify that **JOSEPHAT OKPALA** of **NO.44 ORAIFITE STREET, ABAKALIKI**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT 162 IN BLOCK "F" NDIAGU LAYOUT, ABAKALIKI IN ABAKALIKI LOCAL GOVERNMENT AREA**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 157/2010** 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: **N500.00 (FIVE HUNDRED 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 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 **N0.00 (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 2nd day of April, 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 ONELE, T. C Occupation of Witness CIVIL SERVICE

Address MIN. OF LANDS, SURVEY & HOUSING, ABAKALIKI

29/4/013

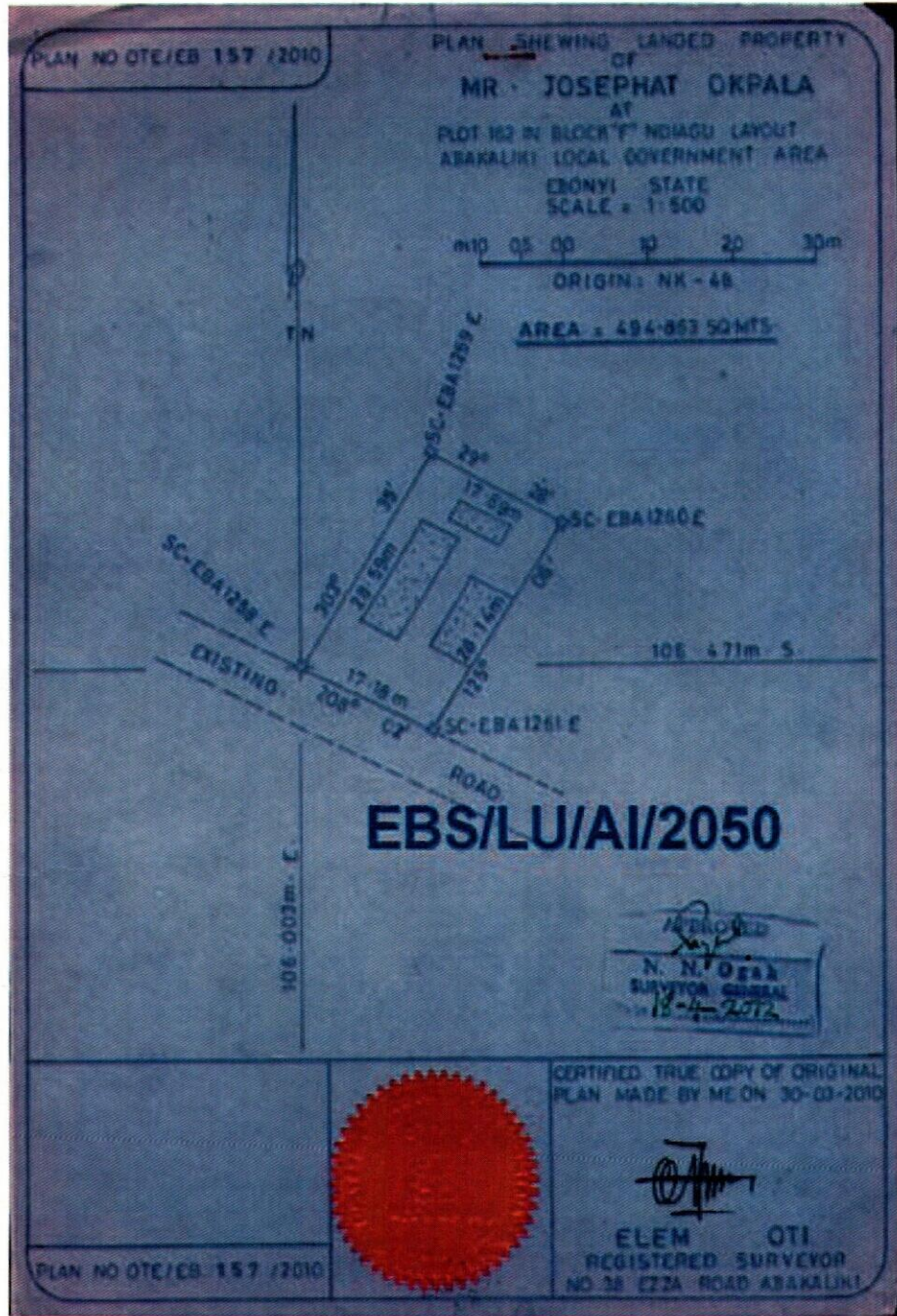
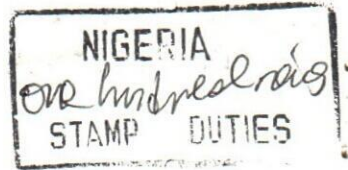


Title Holder: JOSEPHAT OKPALA

Old File Number: EBS/LU/AI/2050 New File Number: PAL/4035

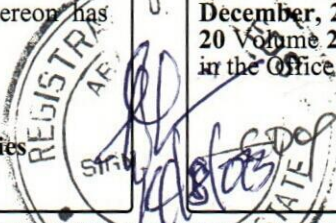
Survey Plan No: OTE/EB 157/2010

Property Description: PLOT 162 IN BLOCK "F" NDIAGU LAYOUT, ABAKALIKI IN ABAKALIKI LOCAL GOVERNMENT AREA.



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
0145839 OF 15/5/2012

This instrument was delivered for registration at 12:58 O'Clock in the AFTERNOON on 4th December, 2012 and registered as No 20 at page 20 Volume 243 of the Ministry of Lands Registry in the Office at Abakaliki
(Sgd) [Signature]
Registrar of Deeds



CERTIFIED TRUE COPY
REGISTRAR OF DEEDS



24/12/12



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/4035

JOSEPHAT OKPALA



That parcel of land at PLOT 162 IN BLOCK F NDIAGU L/O in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 494.863 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. OTE/EB157/2010 (Tracing No.) the boundaries of which are described below.

Starting at concrete pillar marked SC-EBA1258E the coordinates of which are: 106.471 Metres South and 106.003 Metres East of a concrete pillar marked NK48 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 Degree (°)	Minute (')	Lengths in: M Length	To
	SC-EBA1258E	303	35	28.59	SC-EBA1259E
	SC-EBA1259E	29	28	17.89	SC-EBA1260E
	SC-EBA1260E	25	06	28.14	SC-EBA1261E
	SC-EBA1261E	208	02	17.18	SC-EBA1258E



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
