

Jan/01/2013
No. 0002007



EB3/LU/1/2170

EBONYI STATE OF NIGERIA

No. 34

Vol. 243

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Certificate of Occupancy

LDR No:.....

File No: PAL/4328

This is to certify that **KELECHI KINGSLEY AWOO** of **OKPOSI IN OHAOZARA L.G.A, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT AZUIGWE OKUNKWU NKALIKI UNUHU IN ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 153 AND 154/2010** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2013** 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: **N1,745.00 (ONE THOUSAND SEVEN 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**

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 21st day of March 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 Nworie B. U Occupation of Witness Civil Service

Address Min of Lands, Survey and Housing Abakaliki

30/04/2013



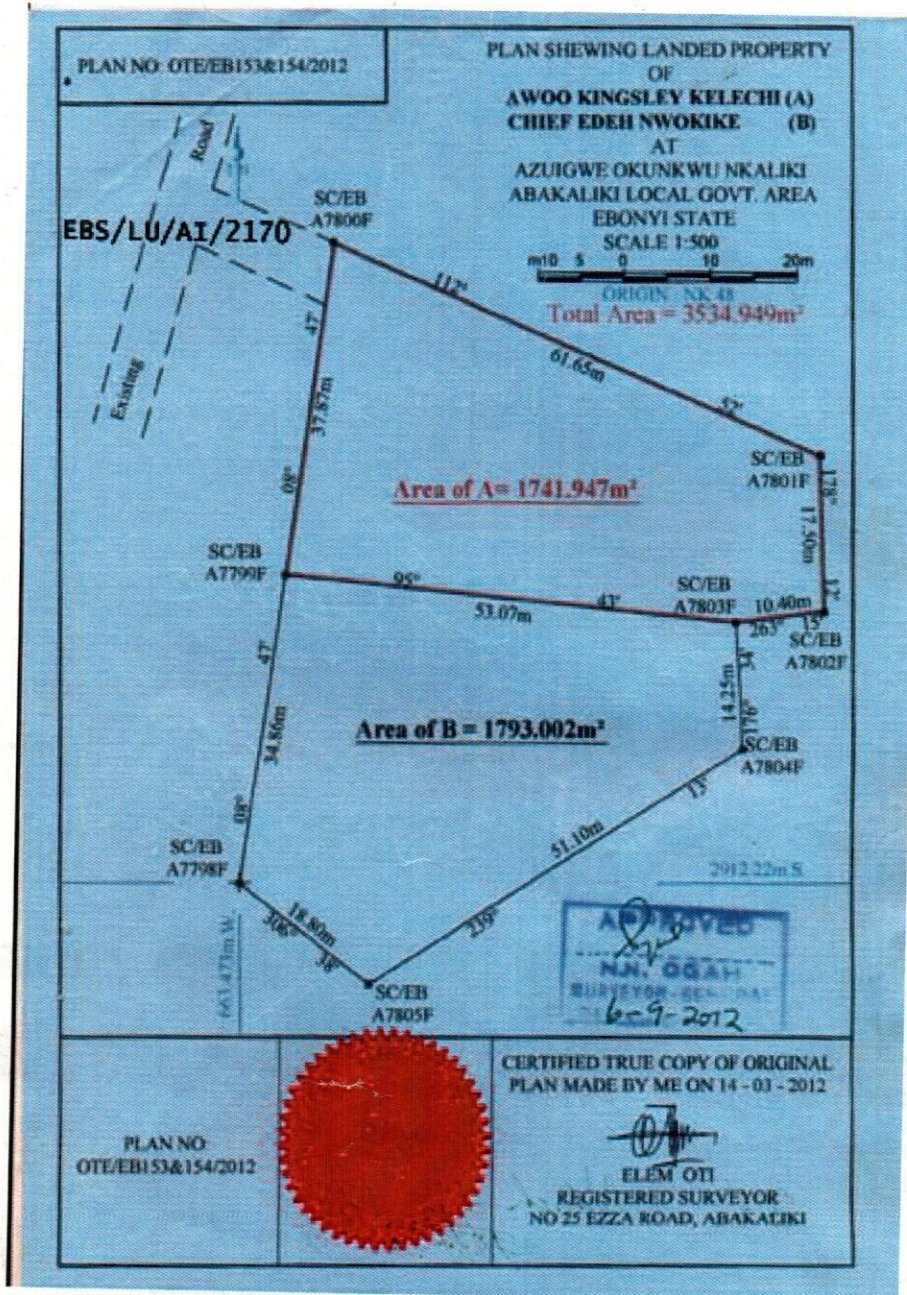
Title Holder: KELECHI KINGSLEY AWOO

Old File Number: EBS/LU/AI/2170 New File Number: PAL/4328

Survey Plan No: OTE/EB 153 AND 154/2010

Property Description: LAND AT AZUIGWE OKUNKWU NKALIKI UNUHU IN
ABAKALIKI

one hundred
Naira only



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) Osasi B.O
Commissioner For Stamp Duties
RCR NO 0195171 OF 7/11/2012

This instrument was delivered for registration at 10:24 O'Clock in the FORENOON on 2nd January, 2013 and registered as No 34 at page 34 Volume 243 of the Ministry of Lands Registry in the Office at Abakaliki.

Registrar of Deeds

REGISTERED TRUE COPY

CONFIRMED BY DEEDS



7/05/013


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/4328

MR AWOO KINGSLEY KELECHI
AZUIGWE OKUNKWU NKALIKI

 All that parcel of land at _____ in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

(PARCEL A) 1741.947

Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

OTE/EB153&154/2012

(Tracing No. _____) the

boundaries of which are described below.

 Starting at concrete pillar marked **SCEBA 7799F** the coordinates of which are:

2877.769 Metres South and **658.150** Metres West of a concrete pillar marked

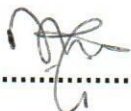
NK 48

 the origin of **ABAKALIKI** cadastral surveys. The boundaries run

in straight lines the bearings and length of which are as follows:

From	Bearing		Lengths in: M		To
	Degree (°)	Minute (')	Length		
SCEBA 7799F	08	47	37.87M		SCEBA 7800F
SCEBA 7800F	112	52	61.65M		SCEBA 7801F
SCEB 7801F	178	12	17.50M		SCEBA 7802F
SCEBA 7802F	263	15	10.40M		SCEBA 7803F
SCEBA 7803F	275	43	53.07M		SCEBA 7799F
		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
