

Mar/49/013  
Nº 0001867



EP/AN/455/85

EBONYI STATE OF NIGERIA

No. 62

Vol: 243

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Certificate of Occupancy

LDR No:.....

File No: PAL/4506

This is to certify that **NWANKWO ADUAKA** of **NO 4 ELIAS-ODILI STREET ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY KNOWN AS PLOT 83 IN BLOCK J AZUMILI LAYOUT ABAKALIKI**, described in the Schedule and more particularly marked and delineated in the **PLAN NO. EP/AN 455/85** 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: **N455.00 (FOUR HUNDRED AND FIFTY-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 **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.

1/06/013

GIVEN under my hand this 26th 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) 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 A. N. H. Signature of Witness [Signature]

Name of Witness Okpara Daniel T. Occupation of Witness Civil Servant

Address Ministry of Lands Survey and Housing Al.

29/4/013



Title Holder: NWANKWO ADUAKA

Old File Number: EBS/LU/AI/2113 New File Number: PAL/4506

Survey Plan No: EP/AN 455/85

Property Description: PROPERTY KNOWN AS PLOT 83 IN BLOCK J AZUMILI LAYOUT ABAKALIKI.

one hundred /  
Naira only  
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) Osaeri B.O*

Commissioner For Stamp Duties  
0198516 of 13/12/012

This instrument was delivered for registration at 14:12 O'Clock in the AFTERNOON on 7th March, 2013 and registered as No 62 at page 62 Volume 243 of the Ministry of Lands Registry in the Office at Abakaliki

*[Handwritten signatures]*

Registrar of Deeds



*Aff  
3/6/13*

REGISTERED COPY  
REGISTRAR OF DEEDS



## EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/4506


## PLOT 83 AGBAJA AZUMILI LAYOUT BELONGING TO MR. NWANKWO ADUKA, AI

All that parcel of land at BELONGING TO NWAKWO ADUAKA in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 453.580 Square Metres / Square Hectares shown on Ebonyi State of Nigeria Survey Plan No. EP/AN 455/1985 (Tracing No. -) the boundaries of which are described below.

Starting at concrete pillar marked AS 52598 the coordinates of which are: 239.869 Metres North and 2814.612 Metres East 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 Length	To
		Degree (°)	Minute (')		
	AS 52598	288	28	15.27	AS 49264
	AS 49264	23	31	30.57	CE5096
	CE5096	109	47	14.66	AS 63207
	AS 63207	202	25	30.19	AS 52598
			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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