

March/158/013
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EBS/LW/A/1/2197



EBONYI STATE OF NIGERIA

No. 80

Vol. 243

PAGE 80

Certificate of Occupancy

LDR No:.....

File No: PAL/4592

This is to certify that **NGWOKE OKAFOR** of **NO 6 OBIRI STREET ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LANDED PROPERTY AT ABAKPA LAYOUT (TAIL END OF NWANKWO STREET) ABAKALIKI, EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. HT/EB/425/2012** 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: **N2,450.00 (TWO THOUSAND FOUR HUNDRED AND FIFTY 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 (NOT APPLICABLE)**
- (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.

47683

GIVEN under my hand this 3rd day of May 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 [Signature] Signature of Witness [Signature]

Name of Witness IGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI

17/06/013



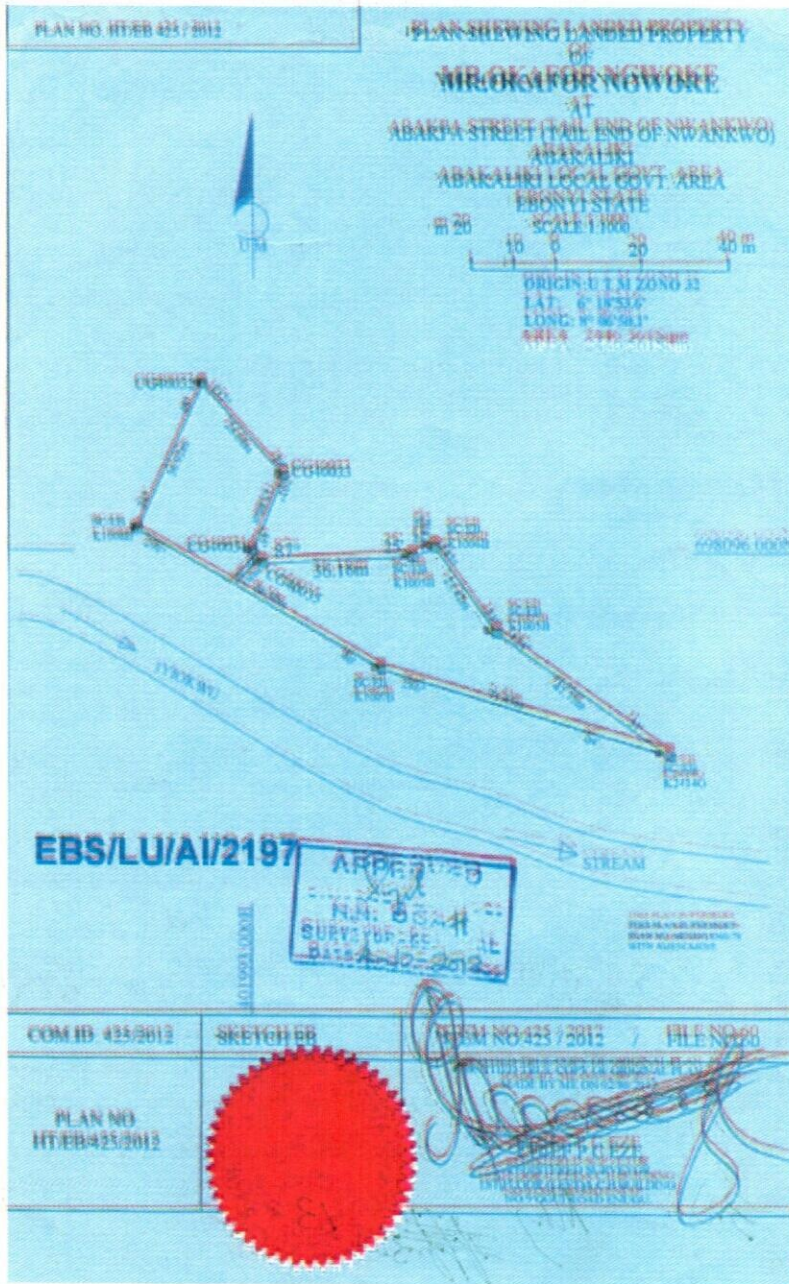
Title Holder: NGWOKE OKAFOR

Old File Number: EBS/LU/AI/2197 New File Number: PAL/4592

Survey Plan No: HT/EB/425/2012

Property Description: LANDED PROPERTY AT ABAKPA LAYOUT (TAIL END OF NWANKWO STREET) ABAKALI, EBONYI STATE

Stamp: **EBONYI STATE**
one hundred and
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) OBASI B-O

Commissioner For Stamp Duties
RCR NO 0195102 OF 2/11/012

This instrument was delivered for registration at 14:9 O'Clock in the **AFTERNOON** on **21st March, 2013** and registered as No **80** at page **80** Volume **243** of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds



P A L / 4 5 9 2

[Signature]
REGISTRAR OF DEEDS
[Signature]
12/6/2013


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL /4592
MR. OKAFOR NGWOKE
ABAKPA STREET (TAIL END OF NWANKWO STREET)
ABAKALIKI

 All that parcel of land at ABAKALIKI in the ABAKALIKI

 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **2446.561**

 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **HT/EB 425/2012** (Tracing No.) the

boundaries of which are described below.

 Starting at concrete pillar marked **CG40034** the coordinates of which are:

698096.000 Metres North and **401993.000** Metres East of a concrete pillar marked

UTM ZONO 32 the origin of **UTM** 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		
	CG40034	140	00	3.00		CG40035
	CG40035	87	25	36.16		SC/EBK1005B
	SC/EBK1005B	68	08	5.81		SC/EBK1006B
	SC/EBK1006B	43	23	23.42		SC/EBK1005B
	SC/EBK1005B	124	31	47.75		SC/EBK2414G
	SC/EBK2414G	286	04	71.43		SC/EBK1007B
	SC/EBK1007B	298	46	66.50		SC/EBK1008B
	SC/EBK1008B	24	45	36.92		CG40032
	CG40032	137	28	28.68		CG40033
	CG40033	202	45	15.88		CG40034

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
