

Apr/223/013
N^o 0002186



EBs/Lu/A/2354

EBONYI STATE OF NIGERIA

No. 46

Vol. 251

Page 46

Certificate of Occupancy

LDR No:.....

File No: PAL/4949

This is to certify that **EZEObi NWOYE** of **NO 9 NISE STREET ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT ALONG NISE STREET (AND ALSO KNOWN AS PLOT NO 115 IN BLOCK NO 'G' AZUIYIOKWU) ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. CUO/EB281/2001** 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: **N4,765.00 (FOUR THOUSAND SEVEN HUNDRED AND SIXTY 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 (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.

19/06/13

GIVEN under my hand this 13th 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) 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 NWOYE EZEObi Signature of Witness [Signature]

Name of Witness UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS SURVEY AND HOUSING ABAKALIKI

17/06/013



Title Holder: EZEObI NWOYE

Old File Number: EBS/LU/AI/2354 New File Number: PAL/4949

Survey Plan No: CUO/EB281/2001

Property Description: PLOT ALONG NISE STREET (AND ALSO KNOWN AS PLOT NO 115 IN BLOCK NO 'G' AZUYIOKWU) ABAKALIKI

ONE HUNDRED NAKRA
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) OBOBI B.O
Commissioner For Stamp Duties
RCR NO 02175508 OF 23/04/013

This instrument was delivered for registration at 9:6 O'Clock in the FORENOON on 25th April, 2013 and registered as No 46 at page 46 Volume 251 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds

CERTIFIED TRUE COPY
CDO *[Signature]*



[Signature]
17/06/013


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/4949
NWOYE EZEObI
NISE STREET ABAKALIKI

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

 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **4762.802**

 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **CUO/EB 1287/2001** (Tracing No.) the

boundaries of which are described below.

 Starting at concrete pillar marked **EBS 2019A** the coordinates of which are:

1031.423 Metres South and **1047.631** 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		To
		Degree (°)	Minute (')	Length		
	EBS 2019A	74	12	11.96		EBS 2020A
	EBS 2020A	139	01	27.06		AC 3516
	AC 3516	193	16	18.09		AC 3517
	AC 3517	283	14	23.31		AC 3518
	AC 3518	270	49	10.93		AC 3519
	AC 3519	228	26	10.60		EBS 6011B
	EBS 6011B	180	58	6.87		EBS 6012B
	EBS 6012B	181	16	34.01		EBS 6013B
	EBS 6013B	251	42	52.12		EBS 2015A
	EBS 2015A	324	50	30.15		EBS 2016A
	EBS 2016A	44	32	50.21		EBS 2017A
	EBS 2017A	32	17	31.21		EBS 2018A
	EBS 2018A	78	15	33.05		EBS 2019A

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
