

Nº 0002356



EBONYI STATE OF NIGERIA

No. 9
July 188/013

Vol: 263
EBS/LU/A 2396
PAGE 9

Certificate of Occupancy

LDR No:.....

File No: PAL/5436

This is to certify that **NNAKA EDWIN IFEANYI** of **NO 19 NWABUIKE STREET, ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT AZUGWU AGBAJA UNUHU IZZI IN ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. HT/EB524/2007** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 13** 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: **N565.00 (FIVE HUNDRED AND SIXTY-FIVE NARIA)** 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 **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 17th day of Sept 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 MCTOR Signature of Witness [Signature]

Name of Witness Nwachon J. N. Occupation of Witness Civil Servant

Address Ministry of Lands, Survey & Housing, Abakaliki

311/013



Title Holder: NNAKA EDWIN IFEANYI

Old File Number: EBS/LU/AI/2396 New File Number: PAL/5436

Survey Plan No: HT/EB524/2007



Property Description: LAND AT AZUGWU AGBAJA UNUHU IZZI IN ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE.



APPROVED
N.N. OGAH
SURVEYOR-GENERAL
DATE: 25-7-2013

COMPUTER ID: 324	SKETCH: EB	ITEM NO: 590 / 07	FILE NO: 71
PLAN NO: HT/EB 524 / 2007		CERTIFIED TRUE COPY OF ORIGINAL PLAN MADE BY ME ON 25-7-2013	
		 N. C. EZE REGISTERED SURVEYOR 151 FLOOR LEFT H.A.C.B. BUILDING NO. 9 OGBU ROAD ENUGU	



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) B D
 Commissioner For Stamp Duties

This instrument was delivered for registration at 12:5 O'Clock in the AFTERNOON on 25th July, 2013 and registered as No 9 at page 9 Volume 263 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE COPY
CDO REGISTRAR OF DEEDS



PAL 5436
31/07/13



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL /5436

NNAKA EDWIN IFEANYI

All that parcel of land at **AZUGWU AGBAJA UNUHU** in the **ABAKALIKI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **563.912** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **HT/EB 524/2007** (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked **SC/EBK 0896C** the coordinates of which are: **376.397** Metres North and **3718.839** 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		
	SC/EBK0896C	218	31	39.40		SC/EBK0897C
	SC/EBK0897C	317	30	16.10		SC/EBK0898C
	SC/EBK0898C	39	59	33.54		SC/EBK0899C
	SC/EBK0899C	115	56	15.41		SC/EBK0896C
						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
