## EBONYI STATE OF NIGERIA

Apr 197 01

FBS LUIM 2535 Certificate of Occupancy

LDR No:

File No: PAL/6401

This is to certify that OKORIE EMMANUEL IGWE of NO.20B NKALIKI ROAD, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT MGBORO OFIA UKWU NKALEKE UNUHU, ABAKALIKI LOCAL GOVERNMENT AREA described in the Schedule and more particularly marked and delineated in the PLAN NO. BNIL/ EB/256/2012 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2014 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

1(a) RENT: N1,480.00 (ONE THOUSAND FOUR HUNDRED AND EIGHTY 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

(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

(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

(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

(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.

(i) To install and operate water borne sewage system within six months from the date the buildings erected on the plot are connected to

(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

GIVEN under my hand this ...

## 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 of Witness ...

Name of Witness ONFLE, T. C Occupation of Witness Curl SERVICE Address MIN. OF LANDS, SURVEY & HOUSING, ABAKALIKI



25/6/014



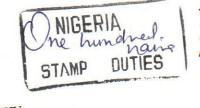
Title Holder: OKORIE EMMANUEL IGWE

Old File Number: EBS/LU/AI/2535 New File Number: PAL/6401

Survey Plan No: BNIL/EB/256/2012

Property Description: LAND AT MGBORO OFIA UKWU NKALEKE UNUHU,

ABAKALIKI LOCAL GOVERNMENT AREA



REGIS

SIL





The within instrument in the opinion of the commissioner of stamp duties chargeab the sum of N100.00 and the duty thereon been assessed accordingly.

> bas-B Commissioner For Stamp Dutie 0322016 OF 7/4/2014

This instrument was delivered for registration at 14:23 O'Clock in the AFTERNOON on 15th April, 2014 and registered as No 75 at page 75 Volume 275 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds











SYSTEM

## SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6401

## OKORIE EMMANUEL IGWE

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 1475.800 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. BNIL/EB256/2012 (Tracing No. -----) the boundaries of which are described below. Starting at concrete pillar marked SC/EBA3121F the coordinates of which are: 2632.768 Metres North and 420.824 Metres East of a concrete pillar marked NK 48 the origin of \_\_ABAKALIKI \_\_\_\_ cadastral surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To ===========
	SC/EBA3121F	143	19	12.20	SC/EBW556E
	SC/EBW556E	221	37	28.00	EBS8128A
	EBS8128A	298	07	31.40	EBS8127A
	EBS8127A	12	37	40.40	SC/EBW554E
	SC/EBW554E	106	44	14.60	SC/EBW555E
	SC/EBW555E	140	00	25.20	SC/EBA3121F
		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

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