

April 28 2014  
No. 0002621



EB/AL/AL/2553

EBONYI STATE OF NIGERIA

No. 22

VOL: 288

PAGE 22

Certificate of Occupancy

LDR No:.....

File No: PAL/6549

This is to certify that **NWANKWO SYLVESTER OBINNA AND NWANKWO CHUKWUEMEKA (THE ADMINISTRATORS OF LATE MIKE ANENE NWANKWO'S ESTATE)** of NO 12 PONTIUS-IBEOGU STREET GOVERNMENT RESIDENTIAL AREA OFF EZZA ROAD ABAKALIKI, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT AT IDEMBIA ISHIEKE IZZI, ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. NLS/AN 691/89 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 contained.

18/5/14

- 1(a) RENT: **N16,440.00 (SIXTEEN THOUSAND FOUR HUNDRED AND FORTY FOUR 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.

GIVEN under my hand this 8th day of May 2014

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 UGHUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS SURVEY AND HOUSING ABAKALIKI

14/5/2014



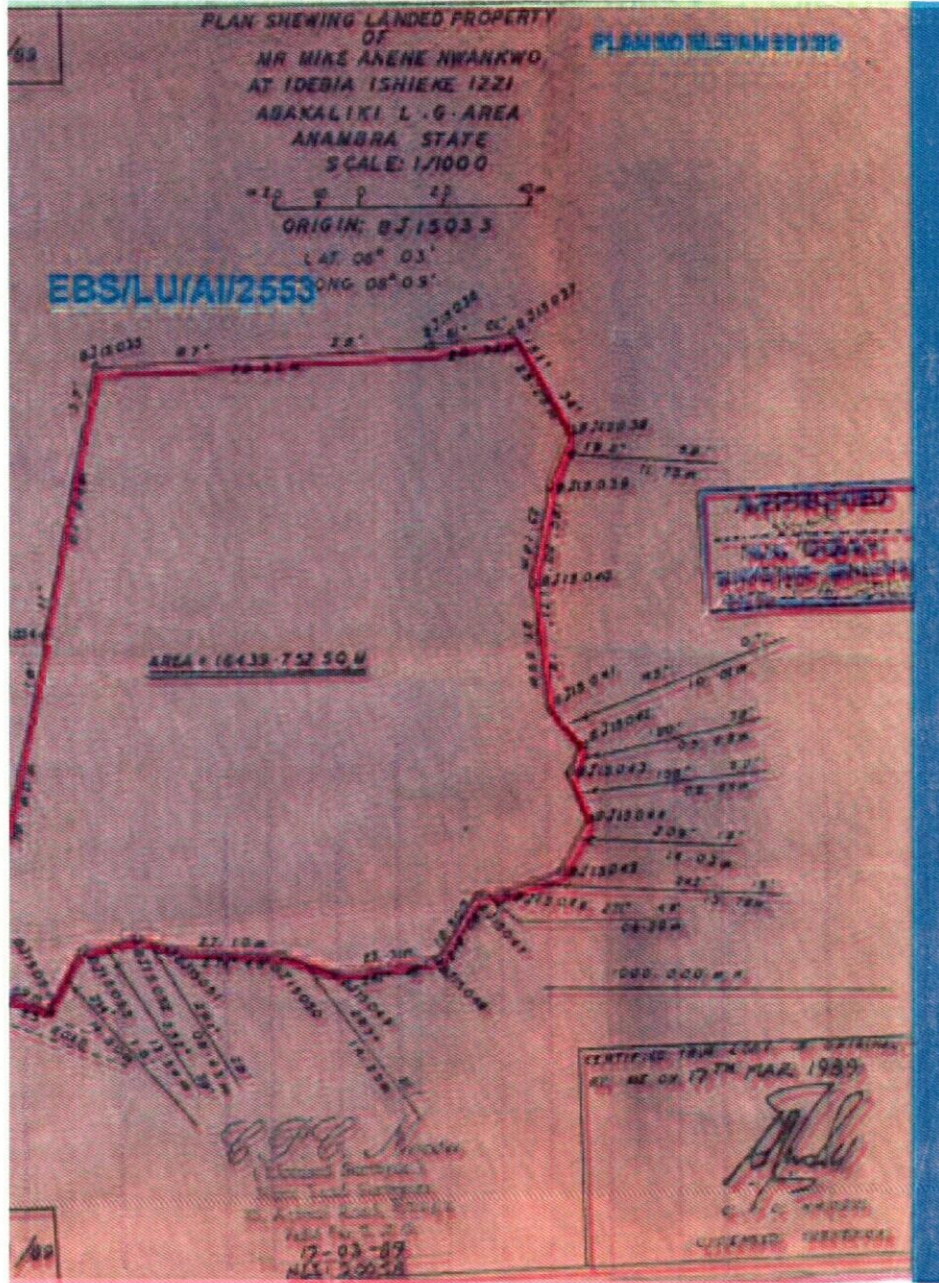
Title Holder: NWANKWO SYLVESTER OBINNA AND NWANKWO CHUKWUEMEKA  
(THE ADMINISTRATORS OF LATE MIKE ANENE NWANKWO'S ESTATE)

Old File Number: EBS/LU/AI/2553 New File Number: PAL/6549

Survey Plan No: NLS/AN 691/89

Property Description: PLOT AT IDEMBIA ISHIEKE IZZI, ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE

NIGERIA  
*one hundred*  
STAMP DUTIES



REGISTRATION  
SIGNATURE

REGISTRATION  
SIGNATURE

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) Ibese B-o*  
Commissioner For Stamp Duties  
RCR NO 0329218 OF 28/4/2014

This instrument was delivered for registration at 16:14 O'Clock in the AFTERNOON on 28th April, 2014 and registered as No 22 at page 22 Volume 288 of the Ministry of Lands Registry in the Office at Abakaliki

*[Signature]*  
Registrar of Deeds

REGISTRATION  
SIGNATURE



CERTIFIED TRUE COPY  
*[Signature]*  
REGISTRAR OF DEEDS

*Chukwuemeke*



# EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



## SURVEY DESCRIPTION OF LANDED PROPERTY OF .....

### MR. MIKE ANENE NWANKWO


All that parcel of land at **IDEBIA ISHIEKE IZZI** in the **ABAKALIKI** Local Government Area of the Ebonyi State of Nigeria, containing an area of approximately **16439.752** Square Meters shown on Ebonyi State of Nigeria Survey Plan No. **NLS/AN 691/89** (Tracing No: ..... ) the boundaries of which are described below.

Starting at concrete pillar marked **BJI 5033** the coordinates of which are: **1000.000** Meters North and **1000.000** Meter East of a concrete pillar marked **LONG NATIONAL** the origin of ..... 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( <sup>0</sup> )	Minute(')	Length	To
	<b>BJI 5033</b>	<b>13<sup>0</sup></b>	<b>16'</b>	<b>78.80m</b>	<b>BJI 5034</b>
	<b>BJI 5034</b>	<b>11<sup>0</sup></b>	<b>37'</b>	<b>61.94m</b>	<b>BJI 5035</b>
	<b>BJI 5035</b>	<b>87<sup>0</sup></b>	<b>28'</b>	<b>79.52m</b>	<b>BJI 5036</b>
	<b>BJI 5036</b>	<b>81<sup>0</sup></b>	<b>01'</b>	<b>20.32m</b>	<b>BJI 5037</b>
	<b>BJI 5037</b>	<b>151<sup>0</sup></b>	<b>34'</b>	<b>25.25m</b>	<b>BJI 5038</b>
	<b>BJI 5038</b>	<b>192<sup>0</sup></b>	<b>58'</b>	<b>11.75m</b>	<b>BJI 5039</b>
	<b>BJI 5039</b>	<b>190<sup>0</sup></b>	<b>50'</b>	<b>23.18m</b>	<b>BJI 5040</b>
	<b>BJI 5040</b>	<b>171<sup>0</sup></b>	<b>19'</b>	<b>27.69m</b>	<b>BJI 5041</b>
	<b>BJI 5041</b>	<b>145<sup>0</sup></b>	<b>07'</b>	<b>10.01m</b>	<b>BJI 5042</b>
	<b>BJI 5042</b>	<b>190<sup>0</sup></b>	<b>58'</b>	<b>05.68m</b>	<b>BJI 5043</b>
	<b>BJI 5043</b>	<b>156<sup>0</sup></b>	<b>50'</b>	<b>09.84m</b>	<b>BJI 5044</b>
	<b>BJI 5044</b>	<b>209<sup>0</sup></b>	<b>19'</b>	<b>14.03m</b>	<b>BJI 5045</b>

	BJI 5045	242 <sup>0</sup>	19'	13.78m	BJI 5046
	BJI 5046	271 <sup>0</sup>	44'	06.29m	BJI 5047
	BJI 5047	216 <sup>0</sup>	08'	18.50m	BJI 5048
	BJI 5048	261 <sup>0</sup>	46'	23.31m	BJI 5049
	BJI 5049	287 <sup>0</sup>	21'	14.25m	BJI 5050
	BJI 5050	274 <sup>0</sup>	49'	27.10m	BJI 5051
	BJI 5051	291 <sup>0</sup>	28'	08.43m	BJI 5052
	BJI 5052	252 <sup>0</sup>	39'	13.54m	BJI 5053
	BJI 5053	214 <sup>0</sup>	18'	14.90m	BJI 5034
	BJI 5054	287 <sup>0</sup>	55'	19.69m	BJI 5033
			THE	STARTING	POINT

All property beacons are concrete pillars, all bearings and lengths approximate and all bearings are referred to National/True North.

  
 .....  
**For Surveyor-General**  
 Ebonyi State of Nigeria

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**ELIMS<sup>®</sup> BEACON CAPTURE TEMPLATE (Main Page)**

