

May/15/2014
Nº 0002620



EBS/L/LAI/509

EBONYI STATE OF NIGERIA

No. 33

Vol: 288

PAGE 33

Certificate of Occupancy

LDR No:.....

File No: PAL/6651

This is to certify that **NWAGWU SIMEON** of **NO 14 AGUIYI IRONSI ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT AT AMIKE ABA (PLOT NO 327 IN BLOCK 'E') KPIRIKPIRI ABAKALIKI, EBONYI STATE.** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 324/2005** 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.

- 1(a) RENT: **N840.00 (EIGHT HUNDRED AND FORTY 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 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 (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 ^{2nd}.....day of ^{July}..... 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) 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 Signature of Witness

Name of Witness **UGWUMBA RITA** Occupation of Witness **CIVIL SERVANT**

Address **MINISTRY OF LANDS SURVEY AND HOUSING ABAKALIKI**

27/10/2014



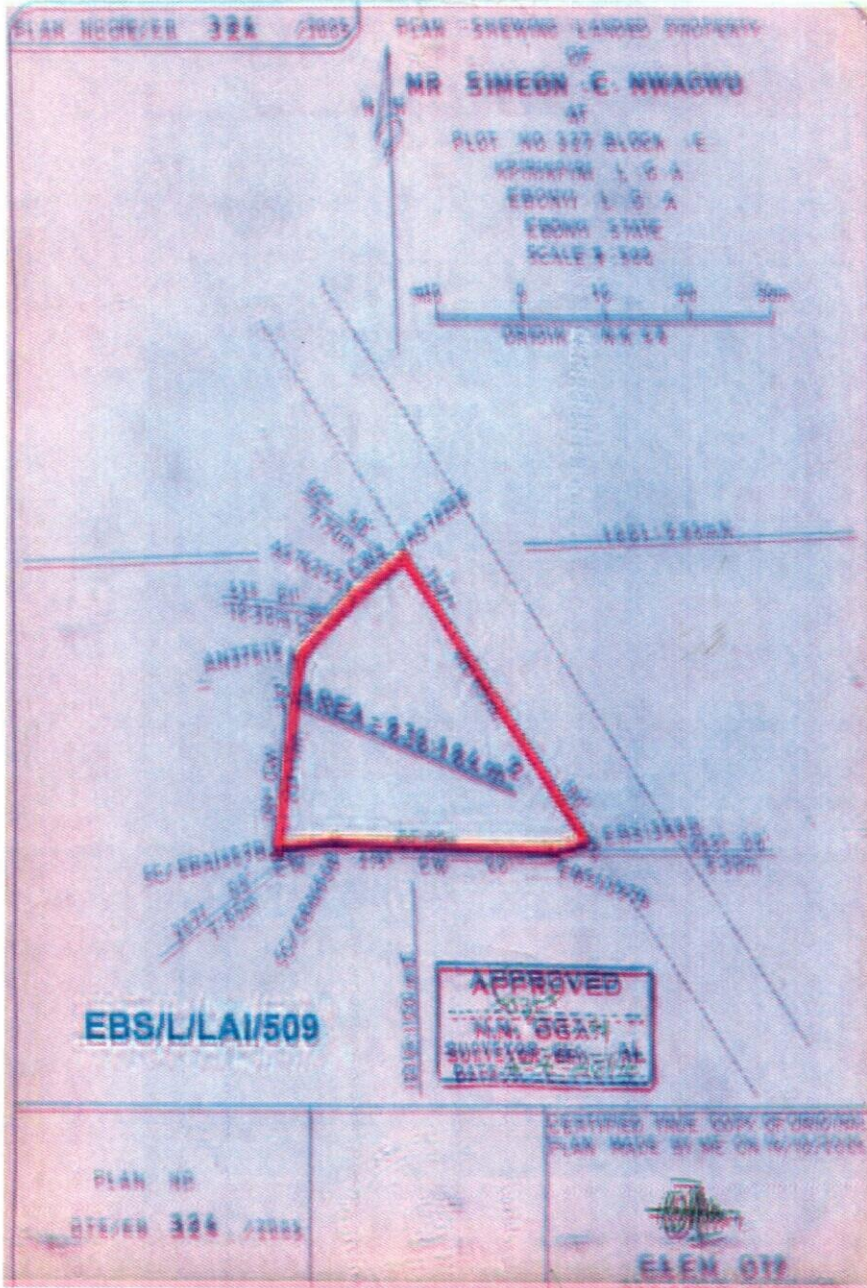
Title Holder: NWAGWU SIMEON

Old File Number: EBS/L/LAI/509 New File Number: PAL/6651

Survey Plan No: OTE/EB 324/2005

Property Description: PLOT AT AMIKE ABA (PLOT NO 327 IN BLOCK 'E') KPIRIKPIRI ABAKALIKI, EBONYI STATE.

NIGERIA
One hundred
STAMP DUTIES



REGISTRAR
EBONYI

REGISTRAR
EBONYI

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.

[Signature]
Commissioner For Stamp Duties
RCR NO 0314541 OF 24/03/2014

This instrument was delivered for registration at 15:31 O'Clock in the AFTERNOON on 5th May, 2014 and registered as No 33 at page 33 Volume 228 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds

CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS



[Handwritten signature]
6/11/2014


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6651

SIMEON NWAGWU
PLOT 327 BLOCK E KPIRIKPIRI LAYOUT

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

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

838.184 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

OTE/EB 324/2005

(Tracing No.) the

boundaries of which are described below.

 Starting at concrete pillar marked **AS 74256** the coordinates of which are:

1001.785 Metres North and **1218.150** 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		
	AS 74256	147	50	40.69		EBS 1358B
	EBS 1358B	255	00	05.30		EBS1357B
	EBS 1357B	275	00	26.85		SC/EBA466B
	SC/EBA 466B	267	00	07.60		SC/EBA1467B
	SC/SBA1467B	09	42	23.17		AN37616
	AN37616	43	01	10.30		AN74255
	AN 74255	62	58	07.70		AS74256

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
