

MAY 133/2014
Nº 0002618

EB5/LA/12223



EBONYI STATE OF NIGERIA

No. 35

Vol: 288

PAGE 35

Certificate of Occupancy

LDR No:.....

File No: PAL/6668

This is to certify that **OKONKWO EVELYN AND OKONKWO ELOCHUKWU (ADMINISTRATRIX AND ADMINISTRATOR OF LATE OKONKWO INNOCENT ESTATE)** of **NO 1 CO-OPERATIVE STREET ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT AT NO 1 CO-OPERATIVE STREET (ALSO KNOWN AS PLOT NO. 54 IN BLOCK NO 'H' INYIMAGU) ABAKALIKI, EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. SV/EB 07/2012** 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 contained.

29/11/14

- 1(a) RENT: **N1,145.00 (ONE THOUSAND ONE HUNDRED AND FORTY 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.

GIVEN under my hand this 23rd day of June 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 Evelyn Signature of Witness [Signature]

Name of Witness UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI



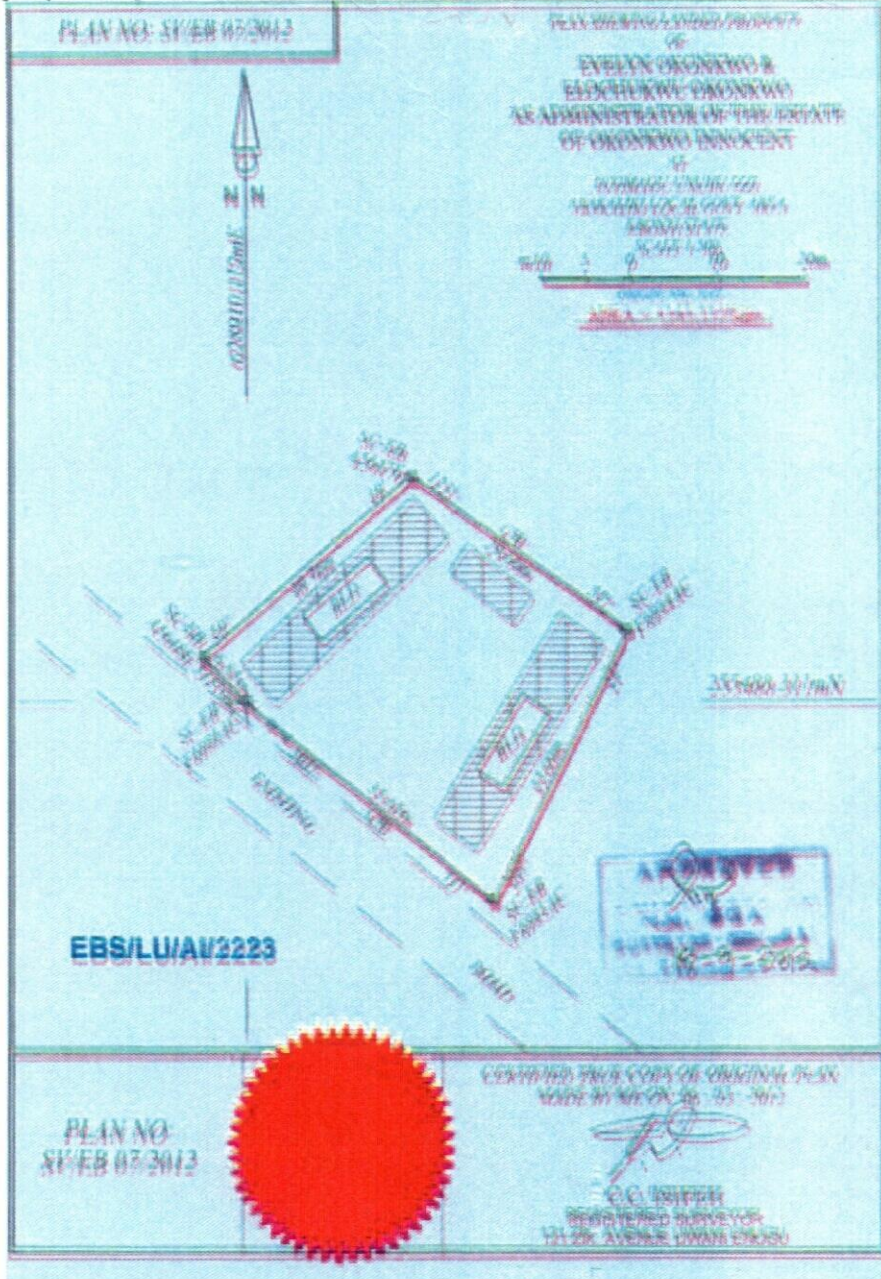
Title Holder: OKONKWO EVELYN AND OKONKWO ELOCHUKWU
(ADMINISTRATRIX AND ADMINISTRATOR OF LATE OKONKWO INNOCENT
ESTATE)

NIGERIA
one hundred naira
STAMP DUTIES

Old File Number: EBS/LU/AI/2223 New File Number: PAL/6668

Survey Plan No: SV/EB 07/2012

Property Description: PLOT AT NO 1 CO-OPERATIVE STREET (ALSO KNOWN AS



REGISTRAR
STATE
EDOWYI

REGISTRAR
STATE
EDOWYI

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) Oganyi M. O
Commissioner For Stamp Duties
RCR NO 0288124 OF 17/02/2014

This instrument was delivered for registration at 15:50 O'Clock in the AFTERNOON on 6th May, 2014 and registered as No 35 at page 35 Volume 288 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds

REGISTRAR
STATE
EDOWYI

CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS



[Signature]
12/9/04



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6668

EVELYN OKONKWO AND ELOCHUKWU OKONKWO

INYIMAGU UHUNU IZZI ABAKALIKI

that parcel of land _____ in the EBONYI

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

1141.117 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

SV/EB07/012 (Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked SC-EBF 6986AC the coordinates of which are:

255488.311 Metres North and 628910.112 Metres East of a concrete pillar marked

NIG.NAT the origin _____ 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-EBF6986AC	315	00	06.85		SC-EBA 5648E
	SC-EBA 5648E	50	39	30.76		SC-EBA5647E
	SC-EBA5647E	123	57	29.68		SC-EBF6984AC
	SC-EBF6984AC	207	21	33.00		SC-EBF 6985AC
	SC-EBF6985AC	307	11	35.65		SC-EBF6986AC

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
