

Mey/125W14  
No. 0002710



EBS/LWA/12559

EBONYI STATE OF NIGERIA

A/SDR/NO/162/11/2014/EBSG  
No. 50 Vol: 288 PAGE 50

Certificate of Occupancy

LDR No:.....

File No: PAL/6675

This is to certify that OKAFOR NGWOKE of NO 6 OBIRI STREET ABAKALIKI, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT AT INYIMAGU UNUHU IZZI, ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 117/2014 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: N11,070.00 (ELEVEN THOUSAND AND SEVENTY 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.

570/2018

GIVEN under my hand this 17th day of Nov 17, 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 *B. Nywoker* Signature of Witness *[Signature]*

Name of Witness *Nworie B. U* Occupation of Witness *Civil Service*

Address *Min. of Lands, Survey and Housing Abakaliki 6/26/15*



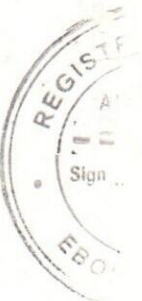
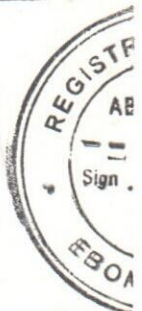
Title Holder: OKAFOR NGWOKE

Old File Number: EBS/LU/AI/2559 New File Number: PAL/6675

Survey Plan No: OTE/EB 117/2014

Property Description: PLOT AT INYIMAGU UNUHU IZZI, ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE

NIGERIA  
*One Hundred*  
STAMP DUTIES

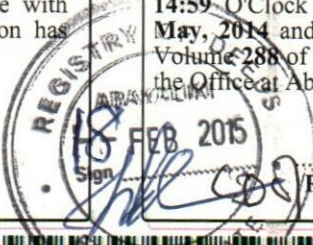


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of **N100.00** and the duty thereon has been assessed accordingly.

*(Sgd) Ogawa M-D*  
Commissioner For Stamp Duties  
RCR NO 0329006 OF 11/04/014

This instrument was delivered for registration at **14:59 O'Clock** in the **AFTERNOON** on **14th May, 2014** and registered as No **50** at page **50** Volume **288** of the Ministry of Lands Registry in the Office at Abakaliki

*(Sgd) [Signature]*  
Registrar of Deeds



CERTIFY COPY  
*(Sgd) [Signature]*  
REGISTRAR OF DEEDS

*chuffing 6/2/15*



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF** PAL/6675



**MR. OKAFOR NGWOKE**

All that parcel of land at **INYIMAGU UNUHU IZZI** in the **ABAKALI**

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

**1.107** Hectares shown on Ebonyi State of Nigeria Survey Plan No.

**OTE/EB117/2014** (Tracing No. --- ) the

boundaries of which are described below.

Starting at concrete pillar marked **AW 21261** the coordinates of which are:

**646539.802** Metres North and **383541.105** Metres East of a concrete pillar marked

**UTM ZONE 32N** the origin of **NIGERIA** 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		
	AW 21261	36	17	36.88m		PEG 1
	PEG 1	336	08	13.59m		PEG 2
	PEG 2	321	30	20.49m		PEG 3
	PEG 3	011	45	01.29m		PEG 4
			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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**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM®**File Number: EBS/LU/AI/2559

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	PEG 4	111	01	09.80m		PEG 5
	PEG 5	036	51	21.10m		PEG 6
	PEG 6	028	02	04.99m		PEG 7
	PEG 7	050	02	08.42m		PEG 8
	PEG 8	023	04	10.98m		PEG 9
	PEG 9	332	30	9.07m		PEG 10
	PEG 10	280	03	03.05m		PEG 11
	PEG 11	038	01	14.70m		PEG 12
	PEG 12	091	02	03.61m		PEG 13
	PEG 13	124	00	06.38m		PEG 14
	PEG 14	086	03	09.97m		PEG 15
	PEG 15	050	08	08.26m		PEG 16
	PEG 16	094	02	33.90m		PEG 17
	PEG 17	116	11	08.32m		PEG 18
	PEG 18	064	42	09.87m		AW 21255
	AW 21255	156	37	11.99m		AW 21256
	AW 21256	165	26	60.22m		AW 21257
	AW 21257	166	15	24.75m		AW 21258
	AW 21258	209	03	03.83m		AW 21259
	AW 21259	258	18	106.18m		AW 21260
	AW 21260	331	27	27.19m		AW 21261
			The	Starting		Point

*[Handwritten Signature]*  
Name and Signature for

For Surveyor-General  
Ebonyi State of Nigeria

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