

Nº 0002354



PAL/6807
EBs/Lu/A/25561

may/17/04

EBONYI STATE OF NIGERIA

No. 63

Vol: 288

PAGE 63

Certificate of Occupancy

LDR No:.....

File No: PAL/6807

This is to certify that **MATHEW ODOH NWIJAGA** of **NO 127 ALAKUKO ROAD DALEMO BUS STOP LAGOS STATE**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT NDU-EZE AGBAJA, UNUHU IZZI IN ABAKALIKI LOCAL GOVERNMENT AREA** described in the Schedule and more particularly marked and delineated in the **PLAN NO. HT/EB214/2011** 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: **N450.00 (FOUR HUNDRED AND FIFTY 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 (N/A)**
- (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.

23/10/04

GIVEN under my hand this 15th day of sept 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 MATEW Signature of Witness [Signature]

Name of Witness Nwachem J.N Occupation of Witness Civil Servant

Address Ministry of Lands Survey & Housing, Abakaliki



Title Holder: MATHEW ODOH N'WIJAGA

Old File Number: EBS/LU/AI/25561 New File Number: PAL/6807

Survey Plan No: HT/EB214/2011

Property Description: LAND AT NDU-EZE AGBAJA, UNUHU IZZI IN ABAKALIKI LOCAL GOVERNMENT AREA

NIGERIA
One hundred and
STAMP DUTIES



REGISTRAR
ENUGU

REGISTRAR
ENUGU

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) Obasi B.O
Commissioner For Stamp Duties

This instrument was delivered for registration at 11:59 O'Clock in the FORENOON on 16th May, 2014 and registered as No 63 at page 63 Volume 288 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



P A L / 6 8 0 7

CERTIFIED TRUE COPY
REGISTRAR OF DEEDS

13/6/2014



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6807

MATTHEW ODOH

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All that parcel of land at AGBAJA UNUHU IZZI in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 496.718 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. HT/EB214/2011 (Tracing No.) the boundaries of which are described below.

Starting at concrete pillar marked SC-EBK9627E the coordinates of which are: 259769.251 Metres North and 618862.351 Metres East of a concrete pillar marked NIG. NAT 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		To
		Degree (°)	Minute (')	Length		
	SC-EBK9627E	176	36	25.69		SC-EBK9625E
	SC-EBK9625E	262	22	23.75		SC-EBK4319D
	SC-EBK4319D	14	14	27.00		SC-EBK9626E
	SC-EBK9626E	80	18	15.60		SC-EBK9627E

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

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for Surveyor-General
 EBONYI STATE OF NIGERIA
