

Dec 30 2014
No. 0002972



EB8/HU/A1/2942

EBONYI STATE OF NIGERIA

A1/SUR/NO/150/2/2015/ES89

No. 63

VOL: 148

PAGE 63

Certificate of Occupancy

LDR No:.....

File No: PAL/8390

This is to certify that **HILLARY NWEKE NWANAKPO** of **OKPOSI UMUOGHARA, EZZA NORTH LOCAL GOVT. AREA EBONYI STATE**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND/PLOT ALONG EBIAJI ROAD ODELIGBO VILLAGE OKPSHI UMUOGHARA, EZZA NORTH L. G. A** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB497/2008** 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: **N1950.00 (ONE THOUSAND NINE HUNDRED AND FIFTY NAIRA)** per annum.
- (b) The rent hereby reserved shall be revised at the end of every **5 (FIVE YEARS)** 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 YEARS)** year
- (e) from the date of commencement of the term of this certificate.
- (e) Purpose for which the land granted may be used: **COMMERCIAL**

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.

GIVEN under my hand this 15th day of Feb 2015

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 Wto, S A Occupation of Witness Civil Service

Address Min. of Lands, Survey & Housing, Abakaliki

04/03/15



Title Holder: HILLARY NWEKE NWANAKPO

Old File Number: EBS/LU/AI/2742 New File Number: PAL/8390

Survey Plan No: OTE/EB497/2008

Property Description: LAND/PLOT ALONG EBIAJI ROAD ODELIGBO VILLAGE OKPSHI UMUOGHARA, EZZA NORTH L. G. A

NIGERIA
ONE HUNDRED
OBA
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.

Ogadi Ogayi, M-O
Commissioner For Stamp Duties
02234 OF12/12/2014

This instrument was delivered for registration at 13:35 O'clock in the AFTERNOON on 18th December, 2014 and registered as No 63 at page 63 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds



CERTIFY TRUE COPY
[Signature]
REGISTRAR OF DEEDS

[Signature]
4/3/2015



P A L / 8 3 9 0



EBONYI STATE INFORMATION MANAGEMENT SYSTEM
SURVEY DESCRIPTION OF LANDED PROPERTY OF _____

MR. NWEKE HILLARY N.

.....
 All that parcel of land at OKPOSHI UMUOGHARA in the EZZA NORTH
 Local Government Area of the Ebonyi State of Nigeria, containing an Area of
 approximately 1950.162 Square Meters shown on Ebonyi State of
 Nigeria survey Plan No OTE/EB497/2008 (Tracing No: _____) the
 boundaries of which are described below.

Starting at concrete pillar marked SC-EBA6277C the coordinates of which are:
698587.261 Meters North and 394493.693 Meter East of Concrete Pillar marked -
UTM 32 the Origin of OKPOSHI UMUOGHARA 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 (°)	Minutes (')	Length		
	SC-EBA6277C	133	16'	40.41		SC-EBA6278C
	SC-EBA6278C	233°	32	59.15		SC-EBA6279C
	SC-EBA6279C	331	05	33.45		SC-EBA6276C
	SC-EBA6276C	45	37	48.01		SC-EBA6277C

The starting point

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

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For Surveyor-General
 Ebonyi State of Nigeria

04/06/2014

