

Nº 0000800



EBONYI STATE OF NIGERIA

Aug/68/021  
No. 23

Vol: 176

EB 8/L/1/840  
PAGE 23

Certificate of Occupancy

LDR No: .....

File No: PAL/975

This is to certify that **CHUKWUMA NWITE NOMEH** of **NO 41 OGOJA ROAD** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND SITUATED AND LYING AT OBULECHI AGBAJA UNUHU IZZI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. LS 496** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2011** 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: **N1,695.00 (ONE THOUSAND SIX HUNDRED AND NINETY-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 hereafter thereon for any purpose other than
- (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 **DEPUTY DIRECTOR LAND** 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.

18/04/02

GIVEN under my hand this 27th day of March 2012

*[Signature]*

**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 ..... Occupation of Witness .....

Address .....

JURAT

This document was read and interpreted from English Language to Igbo Language to the illiterate signatory (ies) and they appeared perfectly to have understood same before making thumb impressions.

BEFORE ME

**CHIEF MAGISTRATE'S COURT**  
**REGISTRY**  
ABAKALIKI

13/4/02

INTERPRETER

phone no 0106110 of 30/11/2012

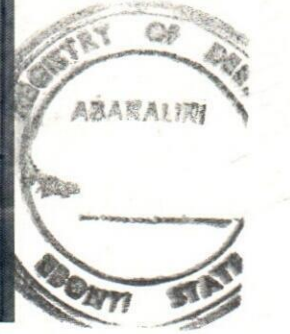


Title Holder: CHUKWUMA NWITE NOMEH

Old File Number: EBS/LU/AI/840 New File Number: PAL/975

Survey Plan No: LS 496

Property Description: LAND SITUATED AND LYING AT OBULECHI AGBAJA UNUHU IZZI



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  
 0202849 OF 20/10/09

This instrument was delivered for registration at 11:34 O'clock in the FORENOON on 18th August, 2011 and registered as No 23 at page 23 Volume 176 of the Ministry of Lands Registry in the Office at Abakaliki

13/04/11  
 Chief Registrar of Deeds



PAL/975  
13/4/11


**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**

**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/975**
**CHUKWUMA NWITE**

All that parcel of land at OBULECHI AGBAJA UNUHU, IZZI in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 1690.885 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. LS 496 (Tracing No. \_\_\_\_\_) the boundaries of which are described below.

Starting at concrete pillar marked EO 4599 the coordinates of which are: 1765.134 Metres South and 1579.44 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		
	EO 4599	11	05	40.86		AN 71237
	AN 71237	98	08	37.25		AN 71236
	AN 71236	167	05	12.33		EO 4598
	EO 4598	184	24	26.94		AS 65562
	AS 65562	275	06	45.59		EO 4599
		THE	STARTING	POINT		

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

*[Signature]*  
For Surveyor-General

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