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EBONYI STATE OF NIGERIA

EB8/LUL/10/3124

ATSURIND/443/3/2018/EB84

Certificate of Occupancy

LDR No:.....

File No: PAL/11615

This is to certify that **EMMANUEL ONWE IGBOJI** of **OBEGU OKPOKPEZE UDOKU IGBUDU IKWO L G A OF EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY LYING AT MKPEGBE ADIAKURU INYIMAGU, ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB217/2015** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2016** 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: **N5160.00 (FIVE THOUSAND ONE HUNDRED AND SIXTY NAIRA ONLY)** 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 ONLY)** 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 tenable 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 **NN/A (NIL)**
- (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.

17/08/2018

GIVEN under my hand this 15 day of 07 2017

[Handwritten Signature]

ENGR. DAVID UMAHI NWEZE
GOVERNOR EBONYI STATE OF NIGERIA

Signature of Holder / Holders

[Handwritten Signature]

Signature of Witness

[Handwritten Signature]

Name of Witness

Nwokpor Budget O.

Occupation of Witness

Cook servant

Address

Ministry of Lands Survey & Housing Abakaliki



Title Holder: EMMANUEL ONWE IGBOJI

Old File Number: /EBS/LU/AI3124 New File Number: PAL/11615

Survey Plan No: OTE/EB217/2015

Property Description: PROPERTY LYING AT MKPEGBE ADIAKURU INYIMAGU, ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE

one made of Nans
NIGERIA
STAMP DUTIES



REGISTRAR OF
EBONYI

REGISTRAR OF
EBONYI

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.

S/S/O
Sgt O. O. O. O.
Commissioner For Stamp Duties

This instrument was delivered for registration at 15:30 O'Clock in the AFTERNOON on 5th February, 2016 and registered as No 19 at page 19 Volume 392 of the Ministry of Lands Registry in the Office at Abakaliki

REGISTRAR OF DEEDS
EBONYI STATE
Signature
06/08/2016

Signature
Registrar of Deeds

Certified True Copy
REGISTRAR OF DEEDS
Signature

S/S/O
Signature



EBONYI STATE INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF



MR. EMMANUEL IGBOJI

All that parcel of land at MKPEBE NDIKURU NDIKURU INYIMAGU in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of Approximately 5159.726 Square Meters shown on Ebonyi State of Nigeria Survey Plan No OTE/EB217/2015 (Tracing No:) The Boundaries of which are described below.

Starting at concrete pillar marked SCEBA 8669J the coordinates of which are: 689069.580 Meters North and 399170.472 Meter East of Concrete Pillar SCEBA 8669J marked NATIONAL ZERO the Origin of ABAKALIKI Cadastral Surveys.

The boundaries run in straight lines the bearings and lengths of which are as follows

S/N	From	Bearing Degree (°)	Minutes (')	Lengths in: Length	M TO
	SCEBA 8669J	66°	30'	50.23M	SCEB 8670J
	SCEBA 8670J	111°	58'	64.00M	SCEBA 8671J
	SCEBA 8671J	235°	06'	115.51M	SCEBA 8672J
	SCEBA 8672J	338°	52'	45.20M	SCEBA 8673J
	SCEBA 8673J	11°	25'	28.40M	SCEBA 8669J

THE STARTING POINT

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

For Surveyor-General
 Ebonyi State of Nigeria

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