

Feb/120/2016

EBONYI STATE OF NIGERIA BE LUI S124

AUSURIND1443/3/2018/8354

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 GOVERNMEMT 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 ONYL) 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

(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

(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

(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.

(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.....

ENGR. DAVID UMAHI NWEZE GOVERNOR EBONYI STATE OF NIGERIA

Signature of Witness

Occupation of Witness Civil Servait

MMOKDER Address Ministry of

tunn

and Survey & House Abakaliki



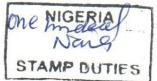
Signature of Holder / Holders

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 GOVERNMEMT AREA OF EBONYI STATE







STRAR OF C

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.

Commissioner For Stamp Dutles

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

Certified True Copy

slefe Hostors



EBONYI STATE INFORMATION MANAGEMENT SYSTEM SURVEY DESCRIPTION OF LANDED PROPERTY OF



MR FMMANUEL IGBOJI

			MR. EMN	MANUEL IGBO	JJI		
	All that parcel of land atin the					ABAKALIKI	
PKI SKE	Local Government Area of the Ebonyi State of Nigeria, containing 5159.726 Approximately						
Starting at concrete pillar marked SCEBA 8669J Starting at concrete pillar marked							l .
	The boundaries run in straight lines the bearings and lengths of which are as follows						
				Bearing	Lengths in:	141	
	S/N	From	Degree (°)	Minutes (')	Length	ТО	
•	SCE	BA 8669J	660	301	50.23M	SCEB 8670J	
*	SCE	BA 8670J	1110	58 ¹	64.00M	SCEBA 8671J	
	SCE	BA 8671J	235 ⁰	06 ¹	115.51M	SCEBA 8672J	
EEDS	An Alberta Seculation	BA 8672J	3380	52 ¹	45.20M	SCEBA 8673J	
100	SCE	BA 8673J	110	25 ¹	28.40M	SCEBA 8669J	
-	WILL TOWNSHIP !			THE	STARTING	POINT	
(P)	All probearing	operty beacongs are refer	ons are concrete red to National/	e pillars, all beari True North.	ing and lengths ap	oproximate and a	

Ebonyi State of Nigeria

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