

No 0001821



EBONYI STATE OF NIGERIA

EBs/LUL/AT/2106

July 6/12

No. 24

VOL. 148

PAGE 24

Certificate of Occupancy

LDR No:.....

File No: PAL/3192

This is to certify that **OKPALA BENSON IYKE** of **NO 15 NISE STREET ABAKALIKI, EBONYI STATE.** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY KNOWN AS PLOT 50 AND 63B AZUIYIOKWU LAYOUT (ALSO KNOWN AS NO 39 EZZIKWO ROAD) ABAKALIKI, EBONYI STATE.** described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 412/2005** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2012** 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: **N1,050.00 (ONE THOUSAND 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: **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 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 **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 October, 2012

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] Signature of Witness [Signature]

Name of Witness Nwoie B. U Occupation of Witness Civil Service

Address Min. of Lands, Survey and Housing Abakaliki



11/11/12

2/11/2012

Title Holder: OKPALA BENSON IYKE

Old File Number: EBS/LU/AI/2106 New File Number: PAL/3192

Survey Plan No: OTE/EB 412/2005

Property Description: PROPERTY KNOWN AS PLOT 50 AND 63B AZUIYIOKWU LAYOUT (ALSO KNOWN AS NO 39 EZZIKWO ROAD) ABAKALIKI, EBONYI STATE.

NIGERIA
one hundred
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.

(Sgd) Osadi B.O
 Commissioner For Stamp Duties
 RCR NO 0182366 OF 12/06/2012

This instrument was delivered for registration at 10:17 O'Clock in the FORENOON on 17th July, 2012 and registered as No 24 at page 24 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE COPY
REGISTRAR OF DEEDS



A. W. ...


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3192

M

OKPALA BENSON IYKE

All that parcel of land at **PLOT 50 & 63B AZUIYIOKWU LAYOUT** in the **ABAKALIKI**
(NO 39'EZZIKWO ROAD AZUIYIOWU)

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
1047.151 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

OTE/EB 412/2005 (Tracing No. **-**) the

boundaries of which are described below.

Starting at concrete pillar marked **AS 65771** the coordinates of which are:

255766.931 Metres North and **627045.004** Metres East of a concrete pillar marked

NIG. NAT. the origin of **NIGERIA** cadastral surveys. The boundaries run

in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	AS 65771	63	01	17.20	AS 65770
	AS 65770	69	52	09.43	EBS 8312A
	EBS 8312A	169	58	22.13	EBS 8313A
	EBS 8313A	153	18	28.21	EBS 8314A
	EBS 8314A	234	16	17.95	EBS 8315A
	EBS 8315A	331	28	20.52	AN 45156
	AN 45156	330	05	18.75	AN 45155
	AN 45155	330	05	14.06	AS 65771
			THE	STARTING	POINT

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

for Surveyor-General

EBONYI STATE OF NIGERIA

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