

No. 0001647



EBS/LU/AV/1214
A1/SUR/NO/91/10/2012/EBS9

EBONYI STATE OF NIGERIA

July 18/2012
No. 80

Vol: 219
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Certificate of Occupancy

LDR No:.....

File No: PAL/3287

This is to certify that **NABOTH IZUEBUKA OBIORA** of **NO 18 IGWEORIE STREET ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY KNOWN AS PLOT NO 306 IN BLOCK J AGBAJA AZUMILI LAYOUT ABAKALIKI**, described in the Schedule and more particularly marked and delineated in the **PLAN NO. OTE/EB 1051/2009** 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: **N525.00 (FIVE HUNDRED AND TWENTY-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 tenatable 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 **N0.00 (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.

23/04/12

GIVEN under my hand this 3rd day of Oct 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 of Witness

Name of Witness Okpara Samuel T Occupation of Witness Civil Servant

Address Ministry of Lands, Survey and Housing Abakaliki

26/7/12



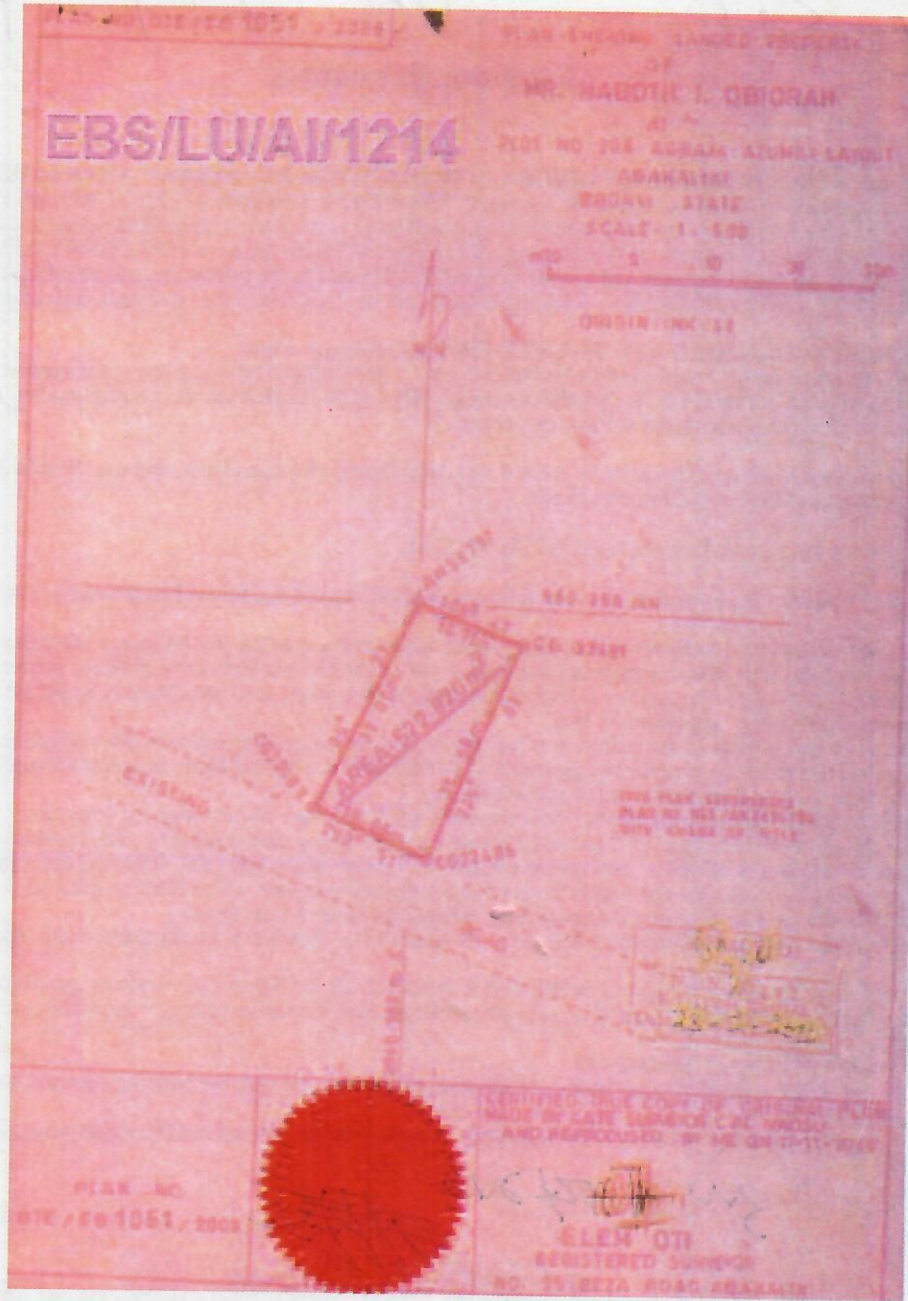
Title Holder: NABOTH IZUEBUKA OBIORA

Old File Number: EBS/LU/AI/1214 New File Number: PAL/3287

Survey Plan No: OTE/EB 1051/2009

Property Description: PROPERTY KNOWN AS PLOT NO 306 IN BLOCK J AGBAJA AZUMILI LAYOUT ABAKALIKI.

Stamp Duties
one hundred



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 BO
 Commissioner For Stamp Duties
 0029089 of 13/8/010

This instrument was delivered for registration at 10:55 O'Clock in the FORENOON on 31st July, 2012 and registered as No 80 at page 80 Volume 219 of the Ministry of Lands Registry in the Office at Abakaliki

18/7/12
 Registrar of Deeds

CERTIFIED TRUE COPY
COY
 REGISTRAR OF DEEDS



30/07/12



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3287


**LANDED PROPERTY OF MR. NABOTH I. OBIORA AT AGBAJA AZUMILI L/OUT
ABAKALIKI, EBONYI STATE.**

All that parcel of land at AGBAJA AZUMILI LAYOUT in the ABAKALIKI
Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
405.564 Square Metres shown on Survey Plan No.
Ote/EB 1051/2009 (Tracing No. -) the
boundaries of which are described below.

Starting at concrete pillar marked AN 56797 the coordinates of which are:
906.358 Metres South and 2846.588 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		
	AN56797	108	47	16.71		CG32491
	CG32491	205	01	31.58		CG32486
	CG32486	290	51	16.86		CG32487
	CG 32487	25	23	31.00		AN56797

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
