

APR 24/013  
Nº 0002127



FBS/LM/AI/2321

EBONYI STATE OF NIGERIA

A/SUR/NOT/10/11/2025/2389

Certificate of Occupancy

LDR No: NO: 51 VOL: 251 PAGE: 51 File No: PAL/4959

This is to certify that **OGBALA DAVID NWIZIOGO** of **NO 2 MEMO STREET, ABAKALIKI, EBONYI STATE**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY AT ANANTI NKALIKI UNUHU, ABAKALIKI IN ABAKALIKI L.G.A, EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. CUO/EB 140/2003** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2013** 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: **N1,200.00 (ONE THOUSAND TWO HUNDRED 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 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.

15/18/151

GIVEN under my hand this 26<sup>th</sup> day of May 2015

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 [Signature]

Name of Witness ONILE, T. C Occupation of Witness Civil servant

Address MINISTRY OF LANDS, SURVEY & HOUSING, ABAKALIKI

12/4/2022





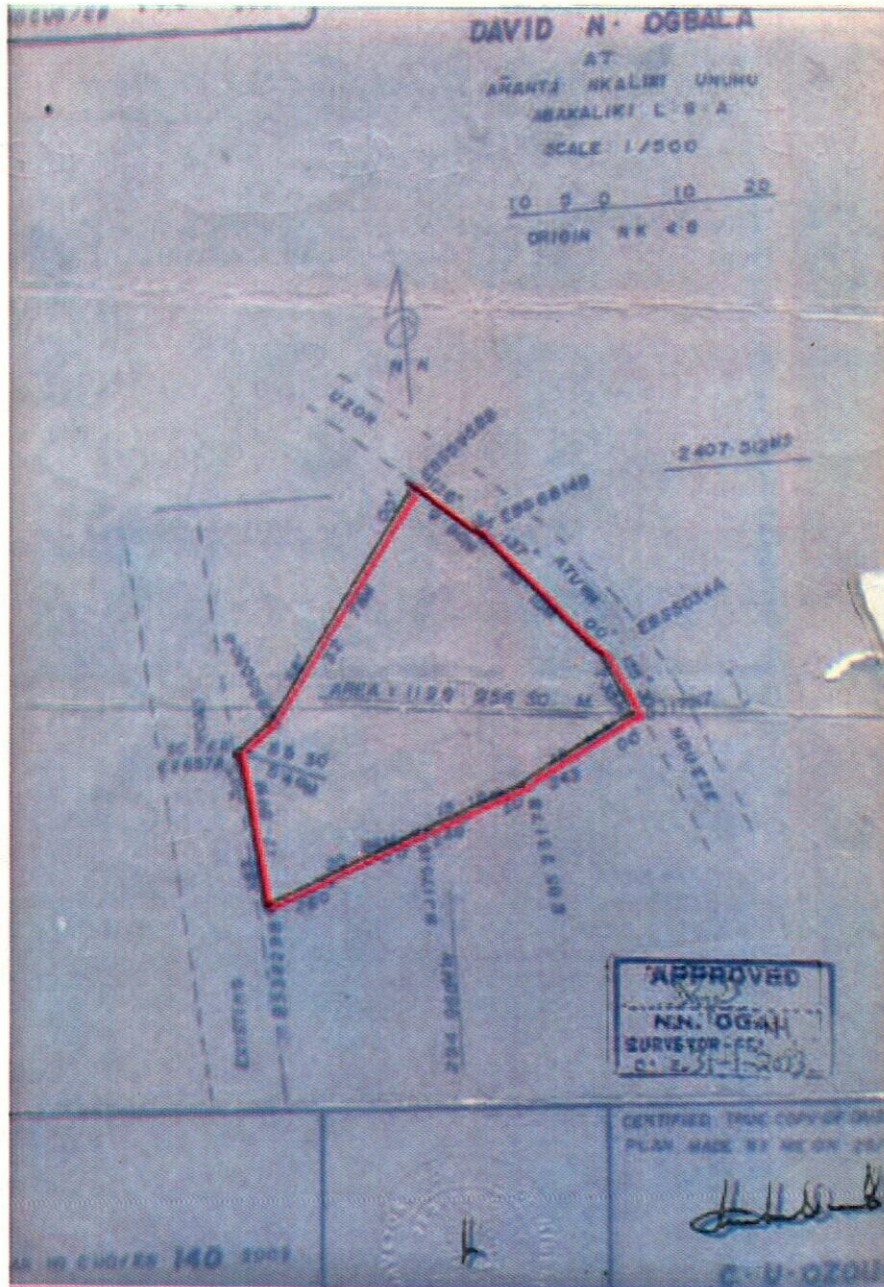
Title Holder: OGBALA DAVID NWIZIOGO

Old File Number: EBS/LU/AI/2321 - New File Number: PAL/4959

Survey Plan No: CUO/EB 140/2003

Property Description: PROPERTY AT ANANTI NKALIKI UNUHU, ABAKALIKI IN ABAKALIKI L.G.A, EBONYI STATE.

NIGERIA  
One Hundred  
fifty Naira  
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.

*(Signature)*  
Commissioner For Stamp Duties

RCR NO 0202592 OF 19/02/2013

This instrument was delivered for registration at 10:56 O'Clock in the FORENOON on 30th April, 2013 and registered as No 51 at page 51 Volume 251 of the Ministry of Lands Registry in the Office at Abakaliki

*(Signature)*  
Registrar of Deeds



P A L / 4 9 5 9

*B*  
Certified True Copy  
*(Signature)*  
REGISTRAR OF DEEDS

*(Signature)* 12/4/22





# EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



## SURVEY DESCRIPTION OF LANDED PROPERTY OF

MR. DAVID N. OGBALA'S LANDED PROPERTY AT ANANTI NKALIKI UNUHU IZZI

All that parcel of land at **MR. DAVID N. OGBALA** In the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, an Area of Approximately

**199.956** Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

**CUO/EB140/2002** (Tracing No.....) The

boundaries of which are described below

starting at concrete pillar marked **EBS5958B** The coordinates of which are:

**2447.512** Metres South and **294.965** Metres West of a concrete pillar

marked **NK 48** the origin of **ABAKALIKI** cadastral surveys.

The boundaries run in straight lines the bearing and length of which are as follow:

S/N	From	Bearing		Length	To
		Degree(°)	Minutte (')		
	EBS5958B	126 <sup>0</sup>	30 <sup>1</sup>	9.90M	EBS6614B
	EBS6614B	137 <sup>0</sup>	00 <sup>1</sup>	20.10M	EBS5034A
	EBS5034A	155 <sup>0</sup>	30 <sup>1</sup>	7.35M	BJ17517
	BJ17517	243 <sup>0</sup>	00 <sup>1</sup>	15.30M	EBS2317B
	EBS2317B	249 <sup>0</sup>	30 <sup>1</sup>	15.18M	BJ17516
	BJ17516	250 <sup>0</sup>	00 <sup>1</sup>	20.88M	EBS 3829BB
	EBS 3829BB	353 <sup>0</sup>	59 <sup>1</sup>	17.89M	SCEBE 2657A
	SCEBE 2657A	55 <sup>0</sup>	30 <sup>1</sup>	5.40M	EBS5030A
	EBS5030A	38 <sup>0</sup>	00 <sup>1</sup>	32.78M	EBS5958B

The Starting Point

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

For Surveyor-General  
Ebonyi State of Nigeria

