

Nº 0002301



EBONYI STATE OF NIGERIA

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NO. 2

Vol: 263

EBS/LU/AM 2306

July/14/2013

Certificate of Occupancy

LDR No:.....

File No: PAL/5365

This is to certify that **FELIX NWIFOR OGODO** of **EZZAGU NDUEBOR EZZA-INYIMAGU IZZI L.G.A., ABAKALIKI**, (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT OKWASE NKALEKE IN ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. BNIL/EB207/2011** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 13** 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: **N1,765.00 (ONE THOUSAND SEVEN HUNDRED AND SIXTY 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**

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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 12<sup>th</sup> day of August 2013

**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) NO.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 Nwagbena J.N. Occupation of Witness Civil Servant

Address Ministry of Lands Survey & Housing

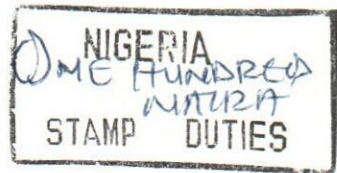


23/10/13

Title Holder: FELIX NWIFOR OGODO

Old File Number: EBS/LU/AI/2306 New File Number: PAL/5365

Survey Plan No: BNIL/EB207/2011



Property Description: LAND AT OKWASE NKALEKE IN ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE



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) OBASEI-IB-O  
Commissioner For Stamp Duties

This instrument was delivered for registration at 12:12 O'Clock in the AFTERNOON on 18th July, 2013 and registered as No. 2 at page 2 Volume 263 of the Ministry of Lands Registry in the Office at Abakaliki

REGISTRAR OF DEEDS  
E.N. ILOANNA  
REGISTERED SURVEYOR  
NO. 106 OLD ENUGU ROAD ABAKALIKI

CERTIFIED TRUE COPY  
REGISTRAR OF DEEDS



23/10/13



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF **PAL/5365**

**MR. OGODO FELIX NWIFOR**

All that parcel of land at **OKWASE NKALEKE** in the **ABAKALIKI** Local Government Area of Ebonyi State of Nigeria, containing an Area of approximately **1760.733** Square Meters shown on Ebonyi State of Nigeria Survey Plan No. **BNIL/EB 207/2011** (Tracing No. ....) the boundaries of which are described below.

Starting at concrete pillar marked **SC/EBAD1395F** the coordinates of which are: **4021.790** Metres South and **195.409** Metres West 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	FORM	Bearing		Lengths in: M	
		DEGREE (°)	MINUTE (')	LENGTH	TO
	SC/EBAD1395F	331 <sup>0</sup>	41'	15.69m	SC/EBKL2025F
	SC/EBKL2025F	48 <sup>0</sup>	27'	8.89m	SC/EBB9867C
	SC/EBB9867C	110 <sup>0</sup>	28'	30.60m	SC/EBB9868C
	SC/EBB9868C	144 <sup>0</sup>	00'	14.84m	SC/EBB9869C
	SC/EBB9869C	176 <sup>0</sup>	43'	14.98m	SC/EBB9870C
	SC/EBB9870C	238 <sup>0</sup>	58'	40.00m	SC/EBB9871C
	SC/EBB9871C	332 <sup>0</sup>	56'	33.00m	SC/EBAD1396F
	SC/EBAD1396F	52 <sup>0</sup>	16'	15.10m	SC/EBAD1395F
			THE	STARTING	POINT

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

*[Signature]*  
For Surveyor-General  
Ebonyi State of Nigeria

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