

No 0002613



EBONYI STATE OF NIGERIA

May/106624  
No. 48

Vol: 288

EB/HL/HL/2482  
PAGE 48

Certificate of Occupancy

LDR No:.....

File No: PAL/6564

This is to certify that **NWANKWO NWAOKPORO JANE** of **NO 8 AMEGU STREET ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT AT ECHIEGU, IKELEGU ISHIEKE, EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. HT/EB 789/2010** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2014** 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: **N3,750.00 (THREE THOUSAND SEVEN HUNDRED 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: **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 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 (NOT APPLICABLE)**
- (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 20th day of August 2014

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 UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI

25/9/24



Title Holder: NWANKWO NWAOKPORO JANE

Old File Number: EBS/LU/AI/2482 New File Number: PAL/6564

Survey Plan No: HT/EB 789/2010

Property Description: PLOT AT ECHIEGU, IKELEGU ISHIEKE, EBONYI STATE

NIGERIA  
One Hundred  
STAMP DUTIES



REGISTRAR  
EBONYI

REGISTRAR  
EBONYI

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) Oga N.O.*  
**Commissioner For Stamp Duties**  
 RCR NO 0329160 OF 19/12/2013

This instrument was delivered for registration at 13:49 O'Clock in the **AFTERNOON** on **14th May, 2014** and registered as No **48** at page **48** Volume **288** of the Ministry of Lands Registry in the Office at Abakaliki

*(Sgd) N.N. OGAH*  
**Registrar of Deeds**

CERTIFIED TRUE COPY  
REGISTRAR OF DEEDS



*(Sgd) N.N. OGAH*  
25/10/2014



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6564

MRS.JANE NWANKWO

AT IKELEGU ISHIEKE

All that parcel of land in the EBONYI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

3748.823 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

HT/EB 789/2010

(Tracing No. ) the

boundaries of which are described below.

Starting at concrete pillar marked SC/EBK 5687E the coordinates of which are:

266904.655 Metres North and 621485.643 Metres East of a concrete pillar marked

NAT.ZERO the origin of NIGERIA 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		
	SCE/BK5687E	14	12	83.60		SCEBK5688E
	SCE/BK5688E	117	28	46.15		SCEBK5689E
	SCE/BK5689E	194	32	84.10		SCEBK1510C
	SCE/BK1510C	298	13	45.80		SCEBK5687E

THE STARTING POINT

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

[Handwritten Signature]

FOR SURVEYOR - GENERAL  
EBONYI STATE OF NIGERIA

\*\*\*\*\*