

## Corporate Brochure



**OMONILE  
LAWYER**

..... Nigeria's No.1 Land Scam Detective

**1 in 3 lands checked is stolen land**

**2 in 3 lands verified have a defective title**

**Land Verification Experts**

## Our Principle

Omonile Lawyer is determined to expose the schemes and strategies used by land scammers to defraud innocent Nigerians

Our blend of legal and investigative expertise combines to bring satisfaction to our clients every time and guarantee peace of mind when buying property in Nigeria

# About Us

Omonile Lawyer Property Service provides specialist property investigation, land verification and purchase management services for busy individuals and companies in Nigeria.

## Our Team

Our organization is composed of lawyers, estate managers and ex-servicemen who are highly experienced at property investigation and verification

## Experience

Our in-depth knowledge of Nigerian real estate law, the latest land scams and thorough background check procedures enable us to give realistic and practical advice to our clients.

## Social Media Authority

We are an established authority in the mainstream Nigerian social media – we offer free property advice to guide thousands of individuals all over the world lest they fall victim to predator land scam artists and other expensive real estate misadventures that are prevalent in this part of the world

Omonile Lawyer is not owned or affiliated with any estate agency, property vendor, real estate developer or land speculator (Omo-onile) – we work exclusively for clients looking to purchase property

We owe our allegiance and total loyalty to clients by providing straightforward no nonsense search reports and objective legal advice

***We guarantee 100%  
fraud free land  
transactions  
whether you are  
based overseas or  
busy at work in  
Nigeria***

# How We Can Help You

Our services span the entire range of real estate legal practice, reflecting not only our expertise as solicitors but also the depth of our experience in facilitating fraud free property transactions

Our services include:

- Title investigation
- Document verification
- Background checks
- Legal advisory
- Land purchase management
- After sales support



“Over 60% of Certificate of Occupancy in Lagos State are *fake*”

----**Hon Bayo Osinowo**

Chairman Committee on Lands and Housing,  
Lagos State House of Assembly  
Alausa, Ikeja,

5 July 2013.

## Title Investigation

We will investigate all properties that you are interested in and only endorse those that closely match your requirements and are free from ownership problems.

The moment we discover that there is an exception in the property being considered for acquisition – we immediately stop the transaction to protect our client's interests

## Document verification

Omonile Lawyer goes very deep to verify the genuineness of presented title documents and expose fraudulent land vendors and agents

We do verification checks for:

- ✓ Valid documents
- ✓ True ownership
- ✓ Survey coordinates
- ✓ Red flags and encumbrances
- ✓ Forged documents
- ✓ Land taxes owed
- ✓ Trespass
- ✓ Stolen land
- ✓ Incomplete transaction
- ✓ Omo-onile fees paid/owed
- ✓ Hidden buyer fees
- ✓ All types of land scams

## LAND FACTS IN NIGERIA

**1 in 3 lands checked is stolen land**

**2 in 3 lands verified have a defective title**



“ We can spot a fake or an original land document at first sighting ”

## Background Checks

Omonile Lawyer conducts background checks on the history/nature of the land, and also the history of previous owner(s) to find out hidden details of the property.

Background checks help us to know the lands to be avoided for different reasons including theft, ongoing litigation, ownership conflicts, encroached areas, topographic issues (e.g. swampy lands, areas that experience seasonal floods, places with bad

ground water, erosion prone areas), Government designated special purpose areas (e.g. agricultural scheme, industrial scheme, proposed bridge, flyover and rail passages) etc.

We maintain and periodically update a directory of fraudulent property sellers and agents. Using our extensive knowledge of current land scams and criminal schemes to protect our clients' interests.

## Legal Advisory

We practice due diligence in land documentation requirements to assess genuine certificate of occupancy, deeds of assignment, gazettes, governor's consent, ratification, survey plans, developer documents, receipts and other state property documents.

In the unlikelyhood of a problem arising from a land purchase transaction, we know all the remedies and solutions to get your land or money back

*Practical legal advice on all issues pertaining to real estate in Nigeria*



## Land Purchase Agreement Management

Engage us as your solicitors when you settle on your ideal property and we will be your sole point of contact after an offer has been made. We will liaise with all parties, including estate agents, surveyors and the sellers' solicitors to ensure the conveyancing process runs smoothly and leads to completion within a short time



"We were about to buy our first land and worried that we would fall victim of land swindlers. With Omonile Lawyer's help we were able to discover that we were being offered stolen lands and our money was safe"  
-MR. AYO AJIGBADE

TWO HEADS ARE BETTER THAN NONE...LET US INVESTIGATE IT

Guaranteed peace of mind

### Shrewd Negotiation on clients' behalf:

We oversee the land purchase process to save costs and ensure successful transfer of all valid original title documents

### After Sales Support

Omonile Lawyer keeps in touch with clients after the conveyance , helping them with town planning issues, building plan approvals,

We also help to perfect land documents and connect clients with reliable surveyors, trustworthy land officials , building and local material suppliers

# Our Process

**Omonile Lawyer Property Service operates a 4 step process which takes clients from the initial purchase decision to actually taking possession of the property.**

**Instruction** - The procedure starts with free consultation leading to clients instructing us after employing our services

**Property/Title Document Inspection** – we visit the land with a registered surveyor and scrutinize all offered documents

**Property Investigation** – we meet up with Agents and Sellers to trace history of the land, the owner would also be investigated

to see if he has a fraudulent past. At the same time we would verify the survey plan coordinates and confirm all other land documents at the land registry Alausa

**Negotiation to completion** - We oversee the land purchase process to save costs and ensure successful transfer of all valid original title documents





# what you can expect

## Speedy Response

We provide prompt and cost effective support services, responding rapidly to calls and following-up doggedly to complete land transactions as quickly as possible.

## Current Information

We keep our clients abreast with the latest developments in the Nigerian real estate market – providing insights on new laws, and regulations being established by the Government to monitor sellers, buyers, landlords, speculators (omo-oniles), agents, developers and tenants.

We don't miss a trick!

## Enthusiasm and Professionalism

Our team is effective because we are all genuinely enthusiastic about the real estate industry. Throughout the land purchase process we will put ourselves in your shoes and act exclusively in your best interests

**Omonile Lawyer  
seriously  
discourages buying  
lands via the  
internet or through  
pictures without  
actually visiting the  
land.**

We WILL NOT  
conduct a search until  
either the client or a  
trusted representative  
has viewed the  
property being  
considered



# Areas we cover

## Lekki , Badore and Ajah Axis

Lekki Scheme 2  
Sangotedo  
Ogidan  
Monastery  
Abijo  
Thomas Estate  
Ogombo  
Femac Estate  
Behind Eko Akete  
Elemoro  
Ilasan  
Sangotedo (behind Golden Park)  
Sangotedo (before LASU)  
Eputu (before Lakowe)  
Lakowe – Gulf course  
Lakowe – Phase 2  
Ibeju – Ibeju Lekki  
Igbo Efon  
Ikota  
Behind Pan African University  
Langbasa  
Chevy Estate /Northern Foreshore  
Pinnock Estate  
Agungi  
Elegushi  
Osapa  
Awoyaya/ Ajiwe  
Badore  
Farapark  
Crown Estate  
Epe



## Lagos Mainland and Ogun Axis

Arepo  
Magodo  
Isheri north  
Ojodu – Alagbole – Akute  
Ogba  
Ikorodu  
Badagry  
Agbara  
Aguda - Surulere – Yaba  
Akoka – Ebute Metta  
Ogudu  
Iyana Ipaja – Baruwa  
Shomolu  
Idimu  
Egbeda – Ejigbo – Ikotun – Egbe  
Isheri – Shasha – Okota  
Gowon Estate  
Ketu – Ojota  
Gbagada  
Oko Oba  
Igando  
Akowonjo  
Obawole – Iju – Ifako Ijaiye

# Our Fees

**We believe our fees offer excellent value for money, and in many cases can become self-funding through the financial savings we are able to achieve.**

## Land Verification Retainer:

We charge a non-refundable Retention fee of N80,000\* on Instruction to start our investigation of your ideal property. This will be deducted from the eventual Success Fee.



## Search Period:

The Retainer will cover a period of 1 month. If at the end of the first search, we find out that there are issues or encumbrances on that property, the Client is entitled to select another land within that same month from the moment we are instructed to conduct another search at no extra cost. If by the end of the search period we haven't secured you a property that meets your approval, you have the option to pay a further Retainer to extend the search for subsequent lands.

## Solicitors Fee:

We charge a Solicitor fee of 5% of the final purchase price of the property minus the original Land Verification Retainer.

The Success Fee is payable upon legal completion of the transaction indicated by exchange of contract documents as conducted by us.

We offer a decreasing fee structure for properties over N5million Naira.

Alternatively we can agree on a fixed price package.

**Each client's needs are carefully listened to and understood when agreeing fees, to ensure cost effectiveness for the client and service that is appropriate under the circumstances**

\* Subject to change

# Why Use Omonile Lawyer?

## Specialist Knowledge

We have wide-ranging experience in real estate law and practice in Nigeria. We are conversant with the schemes and ploys used by fraudulent sellers, developers and agents to steal hard earned money of innocent Nigerians. This knowledge, with our blend of legal expertise and a straightforward approach, combines to bring satisfaction to our clients every time while securing their investment in land assets

## Passion for investigation

Our people are friendly and helpful because we enjoy our investigative work. We are passionate about background checks and leave no stone unturned in gaining a comprehensive understanding of all issues pertaining to the property in view.

## Peace of Mind

**We guarantee 100% fraud free land transactions**

Clients who have used our service say we make their life easier giving

them confidence that they are buying the right property, at the right price, with genuine documents - without the hassle and worry usually associated with buying land in Nigeria

## The Right Size

We are large enough to handle any property transaction that may arise, but small enough to provide personalized services to every client

## Adapting to your needs...

We know how difficult it is to juggle a busy career in Nigeria or even living overseas - with following up on land sellers, speculators, surveyors and agents - coupled with the need to verify what they say and offer before dropping your money. We simplify all that for you by becoming your trustworthy sole point of contact during the conveyancing process and by providing after sales support services

## Experienced, Adaptable and Passionate Investigators...



# CEO - The Omonile Lawyer

**Matthew Ottah** is the principal partner of Matthew Ottah and Co a general practice law firm in Lagos.

He is a popular real estate blogger who enjoys helping Nigerians to avoid being scammed by fraudulent land vendors, agents, estate developers and speculators

He once lost a large sum of money to fraudulent land sellers and their partners-in-crime the Omo-Oniles, when he was still naïve, and inexperienced with the land acquisition process.

Now he is out for revenge – on a personal mission to expose swindlers and scam artists in the Nigerian real estate sector.

For more information please contact us on +234-8077943514

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## Contact Information

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