



OMONILE LAWYER PROPERTY SERVICES
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Consultants/Property/Land Verification Services
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SEARCH REPORT IN RESPECT OF PROPERTY AT OGOMBO LAGOS

DATE OF SEARCH: 11-05-2013

NAME OF PROSPECTIVE BUYER: Mr. OLUSHOLA BANWO

DESCRIPTION OF PROPERTY: A PLOT OF LAND ALONG OLOKONLA ETI-OSA LOCAL GOVERNMENT AREA OF LAGOS STATE.

SIZE OF LAND: 638.411 square meters.

TITLE SELLER CLAIMS TO HAVE: INDIVIDUAL FAMILY RECEIPT, DEED OF ASSIGNMENT AND GOVERNORS CONSENT UNDER PROCESSING

NAME OF THE FAMILY: OREBIYI FAMILY.

NAME OF THE OWNER: ENGINEER AND MRS OLOWOKERE

PREAMBLE: Omonile Lawyer was contacted to carry out a search at the above named area and given an Agent's contact details to follow up on the true owner and documents. The Agent Later Identified as just 'Lati' with his contact address at Shop B45 Ikota Shopping Complex introduced us to the supposedly owners of the Plot of land for sale in Question.

We met Engineer Olowokere on the land and he told us that he bought the land from the Orebiyi family located in Olokonla in 2009 and in return they gave him a Purchase Receipt and signed a Deed of Assignment in favour of him and his wife. He said sometime in 2011 he then did a Survey plan on the land so that he could start processing his Governors consent so as to give him the opportunity to start building. He further showed us the receipts of the other fees he incurred from the Family such as the Signing fees, Omonile foundation and other Ancillary fees.

When we now asked him to take us to the Family that sold it to him, he became hesitant and tried to talk us out of meeting them because he might incur some charges if they know he wants to sell and since he has started his Governors

consent, there was no need to contact the family again and we should just go to the land bureau to conduct a search on his Consent he is processing. We then asked him to give us copies of the deed of Assignment he said he has but we noticed that the Survey plan in it was conspicuously absent. Upon further request why he couldn't produce the Survey plan, he said he forgot to bring it but if we go to Alausa to reconfirm the Consent processing we should call him so that he links us to the person helping him process his papers. We told him thank you and began to work behind the scenes to determine whether the said land allegedly belongs to one **Engineer and Mrs Olwokere** and if it falls within OLOKONLA VILLAGE EXCISION and if its also free from any known Government Acquisition.

FINDINGS:

We immediately brought our Surveying team to the Site to carry out the first Search to determine whether the land was under government acquisition or not and if it can be traced to the Orebiyi Family. Rather the result of the Survey Search showed that the land wasn't under Government Allocation but was part of the land allocated to TO ANOTHER REAL ESTATE COMPANY IN 2007 KINGS COUNTY COMPANY NIGERIA LIMITED and has a **Lagos State Global Certificate of Occupancy** registered as NO. 42 as page 98 in Volume 2007c dated 11th day of October 2007 at the Land Registry Office Alausa Ikeja Lagos comprising of all that piece and or parcel of land at Olokonla Village at Eti-Osa Local Government Area of Lagos State measuring 5.060 hectares **for and on behalf of KINGS COUNTY COMPANY NIGERIA LIMITED**

OBSERVATIONS:

We Further observed that the Governor's Processing that the Engineer claimed to be in progress at the land registry was virtually none existent and the person he wanted us to contact at the land registry was a "Mole" planted there to throw us off track. We further contacted KINGS COUNTY COMPANY NIGERIA LIMITED if they has previously sold any piece or and parcel of land to the Orebiyi family and we were told that they have taken them to court for encroaching on their lands that they intend to use for an estate and they intend to bring bulldozers and a court order to demolish all the illegal encroachment they find on their land and advised that their lands are not for sale.

OUR SURVEYORS SEARCH REPORT: **Date of Search:** 12th May, 2013.

Time of Observation: 13+00

Coordinates Obtained on Site Inspection:

POINT 1 567178mE, 715095mN

POINT 2 567141mE, 715132mN

STATUS OF LAND: SITE FALLS WITHIN OLOKONLA ALLOCATION.

REMARKS:

At this Juncture it is pertinent to advise that the purported transaction should be halted and it is advised by **OMONILE LAWYER PROPERTY VERIFICATION SERVICES THAT NO TRANSACTION SHOULD BE CARRIED OUT WITH REGARDS TO THIS PROPERTY ADVERTISED ABOVE as the property falls within KINGS COUNTY COMPANY NIGERIA LIMITED** which means the property has been allocated to them by the government and not Engineer and Mrs Olowokere as claimed.

Thanks for your patronage.



Barr. Matthew Ottah
FOR: **OMONILE LAWYER PROPERTY SERVICES**





THE SAID PROPERTY

LAWYER

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



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NEIGHBOURHOOD

LAWYER

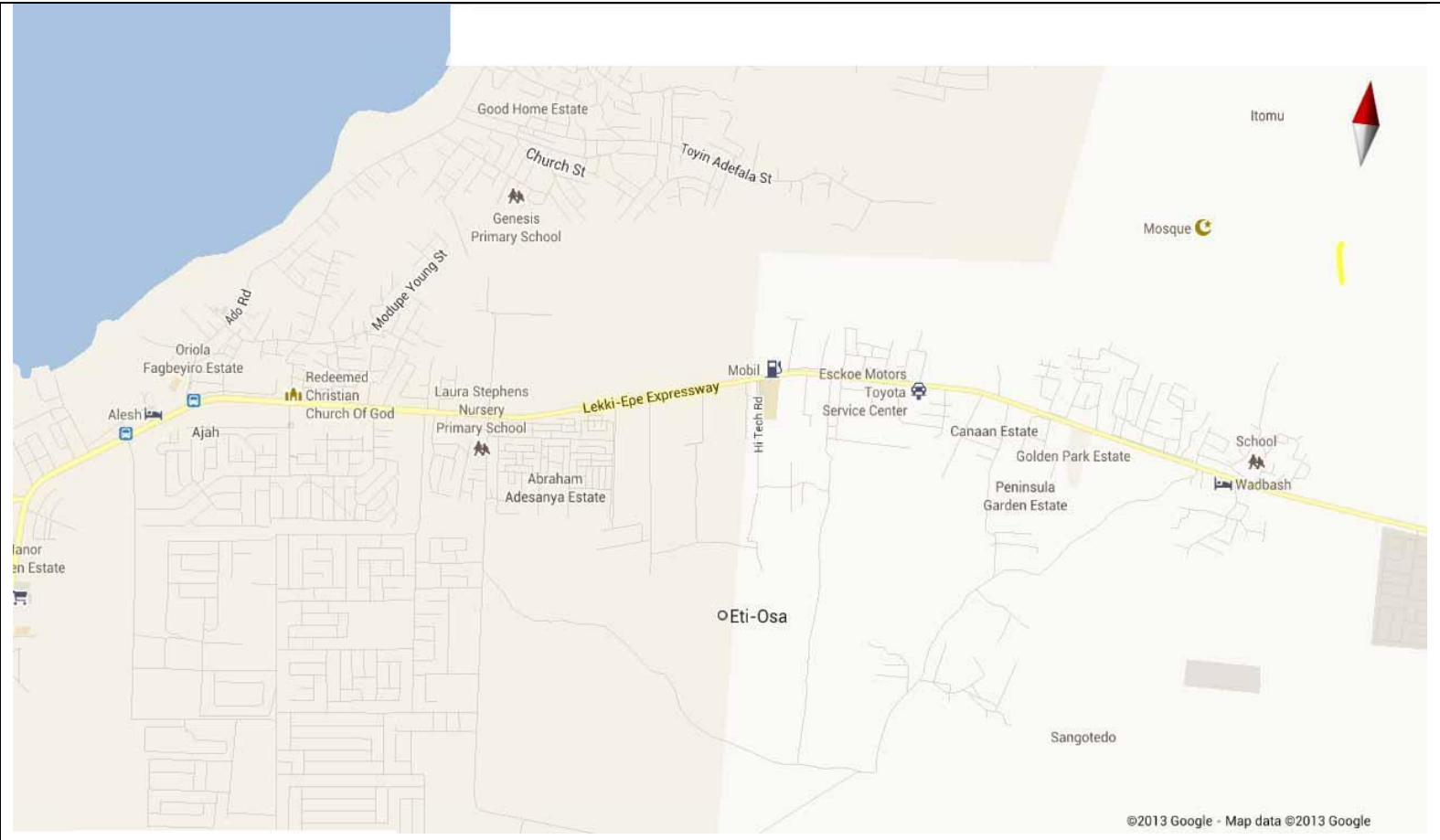
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NEIGHBOURHOOD

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THE LOCATIONAL MAP

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