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SEARCH REPORT ON THE PLOT OF LAND LYING AND BEING AT

[REDACTED]
[REDACTED], ETI-OSA LOCAL GOVERNMENT AREA,
LAGOS STATE

Name of Client: [REDACTED]

Date of Search: January, 2018.

Places of Search: Lafiaji Village, Eti-Osa Local Government Area, Lagos State.
Office of Lagos State Surveyor General, Alausa, Ikeja Lagos State.
Lagos State Lands Registry, Alausa, Ikeja Lagos State.

Alleged Title of seller: Registered Deed of Assignment.
Survey Plan.

Comments: Sequel to your earlier instruction to conduct a due diligence on a parcel of land situate at Lafiaji Village, Eti-Osa Local Government Area, Lagos State; based on this, we commenced our investigation.

Our investigation into the title of the property uncovered the following information as stated hereunder:

- We conducted due diligence on the aforementioned parcel of land alleged to belong to [REDACTED] and Mrs. [REDACTED]

- We commenced this due diligence by meeting with [REDACTED] [REDACTED] who claimed to jointly own the property with his wife ([REDACTED] [REDACTED])
- [REDACTED] informed us that they purchased the property from the [REDACTED] and a deed of assignment was duly executed in their favour. This deed of assignment has been registered.
- Copies of the registered deed of assignment and survey plan attached were presented to us for sighting and perusal.
- Several valid government issued means of identification were presented to us by [REDACTED] for identity confirmation.
- Due to the absence of [REDACTED] from the meeting, a telephone conversation was had with her to confirm that she is aware of the purpose of our meeting and if she has consented to the sale of the property.
- Site inspection reveals that a Raft foundation has been constructed on the land which prompted us to request an explanation from [REDACTED] [REDACTED]
- [REDACTED] informed us that the land originally allocated to him was reallocated to another person hence he was relocated to this present land. However, the present land had been allocated to a previous allottee who had taken possession by constructing a Raft foundation on the land.
- He further informed us that the aforementioned issue had been resolved by the [REDACTED] who requested the land be shared between himself and the previous allottee which they both assented to.
- Efforts made to get the contact of the said previous allottee of the land to confirm the information given to us by the seller were rebuffed by the agent.
- Registered deed of assignment has been confirmed at the Lagos State Lands Registry and it indicates that the document is valid.
- On site survey search of the land taking coordinates from Point 1 [REDACTED], to Point 2 [REDACTED] shows that the

land falls within LAFIAJI VILLAGE EXCISION with GAZETTE NO. [REDACTED]
[REDACTED]

- Site survey search was confirmed at the office of the Lagos State Surveyor General and it indicates that land is completely free.
- Survey search further reveals that Coordinates picked on site is consistent with coordinates quoted on SURVEY PLAN NO: [REDACTED]

Discrepancies Noticed:

- Raft foundation constructed on site indicates land has been previously encroached on.
- Refusal of the sellers' agent to connect us with the previous allottee of the land.

Consistencies noticed:

- Deed of assignment has been registered and the registration has been confirmed at Lagos State Lands Registry.
- On site survey search of the land taking coordinates from Point 1 [REDACTED], to Point 2 [REDACTED] shows that the land falls within LAFIAJI VILLAGE EXCISION with GAZETTE NO. [REDACTED]
[REDACTED]
- Site survey search was confirmed at the office of the Lagos State Surveyor General and it indicates that land is completely free.

Final Counsel and Recommendations:

It is advised by **OMONILE LAWYER** that you hold on with this transaction until the seller and his agent are able to connect us with the previous allottee to confirm that she has no adverse claim over the said land.

Thanks.



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Barr. Matthew Ottah

FOR: **OMONILE LAWYER PROPERTY VERIFICATION SERVICES**

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