



OMONILE LAWYER PROPERTY SERVICES
Real Estate/Land Scam Detectives/Land Risk
Consultants/Property/Land Verification Services
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**SEARCH REPORT OF LAND LYING AND BEING AT OKUNFOLU TOWN, IBEJU
LEKKI, IBEJU LEKKI LOCAL GOVERNMENT AREA, LAGOS.**

Name of Client: [REDACTED]

Date of Search: December, 2017.

Places of Search: Lands Registry, Lagos State Bureau of Lands, Alausa, Lagos State.

Size of the land: 29.19 acres.

Title of seller: Governor's Consent.

Encumbrances: Nil.

Comments: Our Client expressed her desire to purchase land situate at Okunfolu town, Ibeju Lekki, Ibeju Lekki local government area, Lagos state; Based on this, we commenced our investigations.

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

Assignment Date: 4/7/2008

Between: [REDACTED]

Location of Property: at Okunfolu town, Ibeju Lekki Lagos.

Amount: [REDACTED]

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Plan No.: [REDACTED]
Area: 29.19 acres
Date Registered: [REDACTED]
Registration Number: [REDACTED]
R/T Gazette No: [REDACTED]
Remarks: free from encumbrances.

Further investigation into the title of the land uncovered that the above registered document was declared missing and a memorandum of loss was registered to this effect at the lands registry Lagos State Bureau of Lands, Alausa, Lagos State as follows:

Memorandum of Loss Number: [REDACTED]
Memorandum of Loss Number: [REDACTED]
Name: [REDACTED]
Location of Property: at Okunfolu town, Ibeju Lekki Lagos.
Plan No.: [REDACTED]
Date Registered: [REDACTED]
Remarks: free from encumbrances.

Notwithstanding the fact that the search at the Lagos State Lands Registry, Alausa shows that there are presently no encumbrances on the land, we shall extend our investigation to the following:

- i. Meet the seller and sight the original title documents as well. This is to ensure that the documents to be exchanged with our client are the same with that at the Lands Registry, as well as ensure that it has not been used as collateral for transactions of any kind;


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- ii. establish that the board of the company has issued a valid resolution authorizing and consenting to the sale of the land;
- iii. address the caveat written on the perimeter fence of the land which has been covered with coats of paint to determine whether or not there is an existing encumbrance on the land with respect to title dispute;
- iv. address the litigation suit number written on the perimeter fence of the land to determine whether the matter is still ongoing in court or parties have reached settlement with regards to title and ownership.

REMARKS:

It is advised by **OMONILE LAWYER** that you do not proceed with the transaction, until we address the above concerns and confirm that the land is not the subject of any further encumbrance as well as obtain a resolution from the board of directors of the seller authorizing the sale of the land.

Thanks.



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

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