



OMONILE LAWYER PROPERTY SERVICES
Real Estate/Land Scam Detectives/Land Risk
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**SEARCH REPORT ON [REDACTED], LYING AND BEING AT AJAH GRA, IBEJU-
LEKKI LOCAL GOVERNMENT AREA, LAGOS**

Name of Client: [REDACTED]

Date of Search: June, 2017

Places of Search: [REDACTED], Ajah,

Lagos State

[REDACTED], Abijo GRA, Ibeju-Lekki Local Government Area, Lagos State

Office of Surveyor General of Lagos State, Alausa, Ikeja, Lagos State

Lagos State Lands Registry, Alausa, Ikeja, Lagos State

Title of Seller: Certificate of Occupancy

Comments: Our client expressed his desire to purchase a plot situate, lying and being at Abijo GRA, Ibeju-Lekki Local Government Area, Lagos State

Our search reveals the following:

- We had a meeting with the lawyers of [REDACTED] and requested to see the title documents on which they intend to rely on as authority to sell.

[REDACTED] provided us only with an electronic copy of the Contract of sale agreement conveying 30 hectares to [REDACTED]

- [REDACTED]
- [REDACTED]
- However, all other original copies title documents granting them authority to sell as well as evidence proving purchase of the said land were not shown to us as they were withheld for undisclosed reasons.
 - We were informed that there was no Deed of Assignment obtained by the Company with respect to the land to show full proof of ownership.
 - [REDACTED] was unable to show us the survey plan covering 30 hectares of the land acquired by the company and the layout of the [REDACTED]. According to them, they were to prepare or process these documents.
 - We requested to see a copy of a contract of sale stating the terms of conditions binding both our client and the company. A copy of the contract of sale executed by a purchaser was shown to us for our view and perusal.
 - The company further mentioned that once complete payment has been made, our client will immediately give a contract of sale.
 - Upon inquiry if our client would also receive Deed of Estate covenants, Survey Plan, Deed of Assignment, letter of allocation and immediate allocation of the plot of land sought to be purchased, we were not given a definite answer.

Furthermore, we were informed that physical allocation would not be done until they have developed the estate.

- Upon physical inspection conducted on the land, we observed that there was no development on the land.

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Discrepancies Noticed:

- No Deed of Assignment has been executed to transfer full title of the land to [REDACTED].
- [REDACTED] refusal to show us their title documents and proof of any payment made for the purchase of the land.
- Refusal to show us original copies of the title documents in their possession.
- Failure to show us the survey plan covering 30 hectares of the land acquired by [REDACTED] and the layout of [REDACTED].
- Uncertainty of allocation of land when purchased and inchoate documentations to be given to our client.
- Site inspection revealed that no development has been done on the land.

Consistencies noticed:

- Certificate of Occupancy exist.

Recommendations:

It is advised by **OMONILE LAWYER** that you do **NOT** proceed with this transaction until [REDACTED] can show proper proof of purchase of the land.



Barr. Matthew Ottah

FOR: **OMONILE LAWYER PROPERTY VERIFICATION SERVICES**

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