



OMONILE LAWYER PROPERTY SERVICES
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SEARCH REPORT ON THE PLOT OF LAND LYING AND BEING AT
██████████ VILLAGE, ETI-OSA LOCAL GOVERNMENT AREA, LAGOS
STATE

Name of Client: ██████████

Date of Search: January, 2018.

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

Alleged Title of seller: Gazette

Comments: In response to your earlier instruction to conduct a due diligence on a parcel of land situated at ██████████ 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 Mr. ██████████.

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- We commenced this due diligence by meeting with Mr. [REDACTED] [REDACTED] who claimed to possess ownership rights over the aforementioned parcel of land.
- Mr. [REDACTED] informed us that he entered into a contractual arrangement with the [REDACTED] family to do a Layout of their family land. A Service Agreement was executed between both parties as evidence of this contractual arrangement.
- In consideration for work done, plots of land were assigned to Mr. [REDACTED] by the [REDACTED] family.
- Furthermore, Mr. [REDACTED] informed us that in addition to the plots of land assigned to him as compensation for work done, he also purchased other plots of land from the [REDACTED] family.
- A deed of assignment was shown to us as evidence of the transfer of ownership of three plots of land to Mr. [REDACTED] from the [REDACTED] family.
- A survey plan was shown to us claimed to cover the aforementioned three plots of land.
- Mr. [REDACTED] further informed us that the parcel of land that is to be assigned to you upon payment is one out of the said three plots of land.
- Mr. [REDACTED] took us to meet with [REDACTED] who is one of the accredited representatives of the [REDACTED] family to corroborate the information he has given to us.
- On site survey search of the land taking coordinates from Point 1 [REDACTED], to Point 2 [REDACTED] shows that the land falls within [REDACTED] VILLAGE EXCISION with GAZZETTE NO. [REDACTED]
- Site survey search was confirmed at the office of the Lagos State Surveyor General and it indicates that land is completely free.
- Location map of site shown while charting coordinates obtained on site reveals that just a small portion of the land is covered by the survey plan shown to us by the seller.

Discrepancies Noticed:

- Deed of assignment has not been registered.
- Location map of site shown while charting coordinates obtained on site reveals that just a small portion of the land is covered by the survey plan shown to us by the seller.

Consistencies noticed:

- On site survey search of the land taking coordinates from Point 1 [REDACTED] to Point 2 [REDACTED] shows that the land falls within [REDACTED] EXCISION with GAZETTE NO. [REDACTED].
- Site survey search was confirmed at the office of the Lagos State Surveyor General and it indicates that land is completely free.
- Meeting with [REDACTED] who is one of the accredited representatives of the [REDACTED] family to corroborate the information given to us by the seller.

Final Counsel and Recommendations:

It is advised by **OMONILE LAWYER** that you may proceed with this transaction, however please ensure that a valid survey plan is done that shows that the entire land falls within the [REDACTED] VILLAGE EXCISION as well as the survey plan shown to us by the seller.

Thanks.



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Barr. Matthew Ottah

FOR: **OMONILE LAWYER PROPERTY VERIFICATION SERVICES**

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