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TEMPORARY SEARCH REPORT ON PROPERTY KNOWN AS
DETANNY PLAZA LYING AND BEING AT [REDACTED]
YABA, LAGOS STATE.

Name of Client: [REDACTED]

Date of Search: November, 2018.

Comments: Sequel to your earlier instruction to conduct a due diligence on a property known as [REDACTED] Lying And Being At [REDACTED], 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 Madam [REDACTED] hereinafter referred to as the seller.
- We commenced this due diligence by meeting with the seller's husband who claim to have the authority of the seller to attend the meeting on her behalf as she is presently unavailable due to work related matters.
- We were informed that the seller derived her title from her late father [REDACTED] who by virtue of his last will and testament transferred all rights and interest over the property to the deceased after his demise.
- At the time of the demise of [REDACTED], the seller was still a minor hence the property was held in trust for her by her mother [REDACTED].
- For further confirmation of the seller's title over the property, the heirs and beneficiaries of the late [REDACTED] executed a deed of indenture registered under title [REDACTED] at Lagos State Lands Registry in favour of the seller.

- We requested to view the original title documents but we were informed that they were missing. An affidavit of loss of document deposited to by the seller along with certified true copies of the title documents were shown to us.
- Also, we were informed that they had begun the process of getting a memorandum of loss which is the valid document that should be obtained once registered title documents are missing.
- We were eventually able to meet the seller in person as she presented herself before the conclusion of the meeting.
- We enquired about who constructed the building, we were informed that the building was constructed by the seller in the year 2003 and she has been the one receiving rent from all tenants and occupiers of the property.
- We requested to view the approved building plan, we were informed that the original copy will be made available to us at a later meeting however a photocopy was shown to us.
- We are presently conducting a verification of the title documents at the Lagos State Lands Registry to determine the validity of these documents as well as if there are any encumbrance on the property.

Discrepancies Noticed:

- No original title document was shown to us.

Recommendation:

This is a temporary report as this search is still ongoing. It is advised by **OMONILE LAWYER** that you put this transaction on hold until we are able to see this verification exercise to a logical conclusion.

Thanks.



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Barr. Matthew Ottah

FOR: **OMONILE LAWYER PROPERTY VERIFICATION SERVICES**