

DEED OF ASSIGNMENT

BETWEEN

MR FRANCIS NWOBI

(ASSIGNOR)

AND

PWAN STARS ESTATES AND CONCERNS LIMITED

(ASSIGNEE)

IN RESPECT OF ALL THAT LAND MEASURING APPROXIMATELY 935.633 SQUARE METERS AT AO7 WITHIN THE PINNACLE ESTATE (PWAN STARS) BEING BLOCK 37 PLOT 10C/12C/14C) ON AJAYI APATA PROPERTY AND INVESTMENT COMPANY LAYOUT, SANGOTEDO, IN THE ETI-OSA LOCAL GOVERNMENT AREA OF LAGOS STATE, NIGERIA.

PREPARED BY:

NDUBUISI O. EMMANUEL, ESQ.

SOLICITOR

THE LAW FIRM OF OLUKAYODE A.

AKOMOLAFE

NO. 2, OLUFUNMILOLA OKIKIOLU STREET. OFF
TOYIN STREET

IKEJA

LAGOS STATE

08060198680



THIS DEED OF ASSIGNMENT is made this day of202.....

BETWEEN:

MR FRANCIS NWOBI of 38 Sadiku Street, Olodi Apapa, Lagos State (hereinafter referred to as the '**ASSIGNOR**' which expression shall where the context so admits include his Heirs, Heiress, Agents, Privies, Executors, Administrators, Personal Representatives and Assigns) of the One part.

AND

PWAN STARS ESTATES & CONCERNS LIMITED of Plot 38, Oba Akinloye Street, Oral Estate, Lekki Lagos State (hereinafter referred to as the '**ASSIGNEE**' which expression shall wherever the context so admits include its Successors-in-Title, Executors, Agents, Privies, Authorized Representatives and Assigns) on the Other Part.

WHEREAS:

1. By Certificate of Occupancy (Private Estate Developers' Scheme of Lagos State Government) dated 16th April, 1999 and registered as No. 8 at Page 8 in Volume 1999 at the Land Registry, in Ikeja, **AJAYI APATA PROPERTY & INVESTMENT COMPANY LIMITED** became seised of all that parcel of land measuring approximately 250.056 Hectares situate, lying and being at Sangotedo, in the Eti-Osa Local Government Area, Lagos.
2. By a Deed of Assignment dated the 10th day of February 2017 and registered as No. 14 at Page 14 in Volume 2563 in the register kept at the Lands Registry, Ikeja, Lagos, **AJAYI APATA PROPERTY & INVESTMENT COMPANY LIMITED** conveyed all its rights, title and interest over all that parcel of land covering an area of 2.019 Hectares to the Assignor herein.
3. The Assignor is desirous of assigning, divesting all his rights, title and interests in all that parcel of land measuring approximately 935.633 Square Meters at A07 within The Pinnacle Estate (PWAN Stars) being Block 37 Plot 10c/12c/14c) On Ajayi Apata Property And Investment Company Layout, Sangotedo, in the Eti-Osa Local Government Area of Lagos State, Nigeria (**The Property**) to the Assignee and the Assignee is desirous of and has agreed to purchase The Property from the Assignor.

Francis Nwobi
Pwan Stars Estates & Concerns Limited

NOW THIS DEED WITNESSETH AS FOLLOWS:

That in consideration of the foregoing agreement and its recitals, and in consideration of the sum of [REDACTED] paid to the Assignor by the Assignee before the execution of these present (the receipt whereof the Assignor hereby acknowledges), the Assignor as **BENEFICIAL OWNER**, hereby **TRANSFERS AND ASSIGNS** unto the **ASSIGNEE** all his rights, title and interests in **ALL THAT** parcel of land measuring approximately 935.633 Square Meters at A07 within The Pinnacle Estate (PWAN Stars) being Block 37 Plot 10c/12c/14c) On Ajayi Apata Property And Investment Company Layout, Sangotedo, in the Eti-Osa Local Government Area of Lagos State, Nigeria with its dimensions and abutments more clearly described and delineated in the Survey Plan No. ROO/0970/115 B37P10/12C/14C/2021/LA prepared by Chief R.O Obayanju, FNIS, FECB Registered Surveyor and more particularly delineated in the schedule attached hereto **TO HOLD** the same **UNTO** the use and enjoyment of the Assignee free from all encumbrances.

THE ASSIGNOR HEREBY COVENANTS WITH THE ASSIGNEE AS FOLLOWS:

- a) To indemnify to the fullest and hold the Assignee harmless in the event that any other claimant successfully challenges his title to the Assigned Land and proves to the satisfaction of any court of competent jurisdiction, a better or prior interest or title to that of the Assignor to the assigned Land.
- b) To do and perform all acts necessary and required on his part to enable the Assignee obtain the consent of the Governor of Lagos State of Nigeria, to the transaction hereto contained and shall indemnify the Assignee to the fullest against all extra costs and expenses incurred by the Assignee as a result of his failure so to do provided that it is understood by the Parties hereto that save as specifically provided by law, the Assignor shall not be responsible for consent fees, stamp duties, other government charges and Solicitor Fees for obtaining Governor Consent as afore-mentioned.
- c) The Assignee hereby undertakes to pay all Governmental Levies inclusive of Land charges that may be imposed from time to time by the Lagos State Government after the execution of this Deed of Assignment.

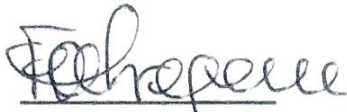
THE SCHEDULE

ALL THAT PARCEL OF LAND MEASURING APPROXIMATELY 935.633 SQUARE METERS AT A07 WITHIN THE PINNACLE ESTATE (PWAN STARS) BEING BLOCK 37 PLOT 10C/12C/14C) ON AJAYI APATA PROPERTY AND INVESTMENT COMPANY LAYOUT, SANGOTEDO, IN THE ETI-OSA LOCAL GOVERNMENT AREA OF LAGOS STATE, NIGERIA WITH ITS DIMENSIONS AND ABUTMENTS MORE CLEARLY DESCRIBED AND DELINEATED IN THE SURVEY PLAN NO. ROO/0970/115 B37P10/12C/14C/2021/LA PREPARED BY CHIEF R.O OBAYANJU, FNIS, FECB REGISTERED SURVEYOR DATED 10/02/ 2021 WITH PILLARS NOS. SC/LA CD 3015R, SC/LA CD 3016R, SC/LA CD3017R, SC/LA CD 3018R.

[Handwritten signatures]

IN WITNESS WHEREOF the parties have hereunto affixed their hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the Within-named **ASSIGNOR**



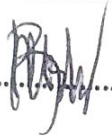
MR FRANCIS NWOBIG

In the Presence of:

NAME: Amos Rosehyn

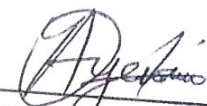
OCCUPATION: Solicitor

ADDRESS: No 10 Bristol Rd Apapa

SIGNATURE: 

THE COMMON SEAL of the within named **ASSIGNEE**
PWAN STARS ESTATES & CONCERNS LIMITED is hereto affixed in the presence of:


DIRECTOR


DIRECTOR/SECRETARY

I HEREBY CONSENT TO THE TRANSACTION HEREIN CONTAINED.

THE HONOURABLE ATTORNEY GENERAL AND COMMISSIONER FOR JUSTICE
FOR: THE EXECUTIVE GOVERNOR OF LAGOS STATE

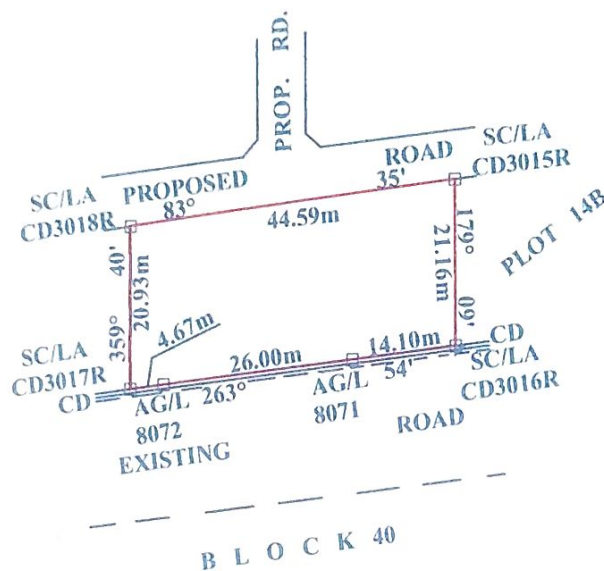
DATED THISDAY OF.....20...

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**PLAN SHEWING PROPERTY
SAID TO BELONG TO
PWANSTARS ESTATES AND CONCERNS LIMITED
AT A07 WITHIN THE PINNACLE ESTATE (PWANSTARS)
BEING BLOCK 37 PLOT (10C / 12C / 14C), ON AJAYI APATA PROP. AND INV. CO. LTD.
LAYOUT,
SANGOTEDO
ETI-OSA LOCAL GOVT AREA
LAGOS STATE
SCALE:- 1:1000
ORIGIN :- UTM (ZONE 31)
AREA : 935.633 Sq.mts**



FREE FROM ALL
KNOWN GOVT. ACQUISITIONS



713077.709mN

NARIN-KING GEO-IMAGE SYSTEMS
(REGISTERED SURVEYORS & MAPPERS)
BLOCK 2 PLOT 2A FAROUK ABOABA DRIVE,
OFF CHANNELS TV RD, BY LAGOS-IBADAN EXP,
OFF OPIC B/S, ISHERI NORTH.
TEL: 08033071080, Email: narinking@yahoo.com

THIS PLAN SUPERCEDES PORTION OF
PLAN NO: ROO/0970/009/2013/LA MADE
BY ME ON 14-02-2013, NOW REVISED
WITH THE TITLE CHANGED

CERTIFIED TRUE COPY OF
ORIGINAL PLAN MADE BY ME

PLAN	NO
ROO / 0970 / 115 B37P10C/12C/14C / 2021 / LA	

572380.801mE

**CHIEF R.O. OBAYANJU, fnis, fecb
REGD. SURVEYOR
10 - 02 - 2021**