

DEED OF ASSIGNMENT

BETWEEN

**AJAYI APATA PROPERTY & INVESTMENT
COMPANY LIMITED
(ASSIGNOR)**

AND

**PWAN STARS ESTATES AND CONCERNS
LIMITED
(ASSIGNEE)**

Deed of Assignment in respect of all piece/parcel of land (Block 52 Plot 10B) measuring 1,085 Square Meters (within the 250.056 Hectares) Lying, Situate and Being at Sangotedo in Eti-Osa Local Government Area of Lagos State.

Prepared by:



OGOCHUKWU ONYIA
OEA LEGAL PRACTICE
LEGAL PRACTITIONERS
24 BIADUO STREET (2ND & 3RD FLOORS)
OFF KEFFI STREET
SOUTH WEST IKOYI
LAGOS

THIS ASSIGNMENT made the day of 20
BETWEEN AJAYI APATA PROPERTY AND INVESTMENT COMPANY LIMITED a Company incorporated under the Laws of the Federal Republic of Nigeria having its office at 3/6 Okanlawon Ajayi Street, Surulere, Lagos, Lagos State (hereinafter called 'The Assignor' which expression shall where the context so admits include its successors in title and assigns) of the one part AND **PWAN STARS ESTATES AND CONCERNS LIMITED** a Private Limited Company registered under the law of Nigeria with its head office at Plot 70 Oba Akinloye Street, Oral Estate, Lekki, Lagos State (hereinafter called 'The Assignee' which expression shall where the context so admits include its successors in title and assigns) of the other part.

1. **WHEREAS** 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 of the Land Registry Office, Ikeja, Lagos State ALL THAT piece or parcel of land situate at Lekki Peninsula Sub-region known and referred to as Sangotedo in Eti-Osa Area of Lagos State of Nigeria containing an area of approximately 250.056 Hectares was vested in the Assignor.
2. **WHEREAS** the Assignor as beneficial owner of the said land is desirous of assigning one plot of Residential land within the 250.056 hectares at an agreed purchase price of

Naira only).

WITNESSETH that in consideration of the sum of

Naira only), the Assignor hereby assigns unto the Assignee ALL THAT piece/parcel of Residential land (Block 52 Plot 10B - Residential plot) covering an area of 1,085 Square Meters lying and being within Ajayi Apata Property & Investment Company Limited Approved Layout Plan within Survey Plan No. NSMC/2001/LS.072¹⁻⁵⁵ dated 23rd October 2001 prepared by R. O. Obayanju a Registered Surveyor lying and being within the 250.056 hectares of land, which 250.056 hectares is more particularly delineated and shown in Survey Plan No. LS/D/LA.992 dated 15/10/97 signed by O. A Somoye - Surveyor-General, Lagos State TO HOLD the same unto and to the use of the Assignee for the UNEXPIRED RESIDUE of the term granted to the Assignor in quiet enjoyment without interruption.

THE ASSIGNEE AGREES with the Assignor to pay to the Assignor

1 of 2.

Signature of Ajayi Apata

within the said 250.056 hectares of land, a development levy to be agreed between the Assignor and the Assignee, subject to a maximum of ~~XX~~ per 800 square meters plot.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first above written.

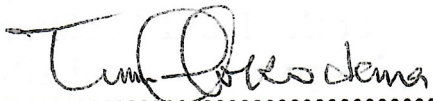
THE COMMON SEAL of the within named

ASSIGNOR - AJAYI APATA PROPERTY AND

INVESTMENT COMPANY LIMITED was hereto

affixed in the presence of:


.....
DIRECTOR


.....
SECRETARY

THE COMMON SEAL of the within named

ASSIGNEE - PWAN STARS ESTATES AND

CONCERNS LIMITED was hereto

affixed in the presence of:


.....
DIRECTOR


.....
SECRETARY

I CONSENT TO THE TRANSACTION HEREIN CONTAINED

Dated this

day of

.....
HON. ATTORNEY GENERAL AND COMMISSIONER FOR JUSTICE
FOR: EXECUTIVE GOVERNOR OF LAGOS STATE