

DEED OF ASSIGNMENT



BETWEEN

ADAMU JIBRIN
(VENDOR)

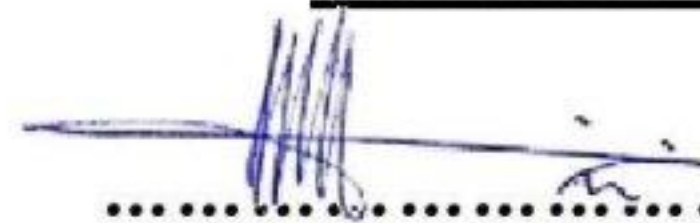
AND

MUJAA DEVELOPERS NIGERIA LTD
(VENDEE)

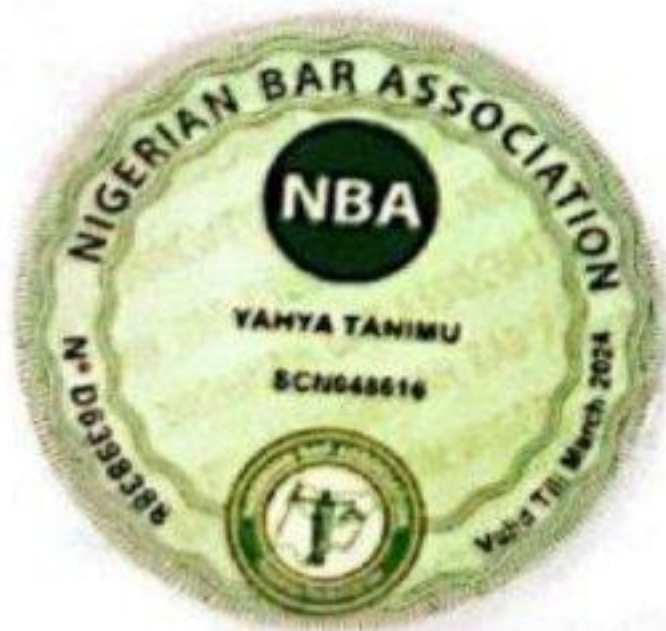
IN RESPECT OF

PLOT OF LAND AT RANGAZA QUARTERS, BEHIND A.A
RANO FILLING STATION KANO, KANO STATE

PREPARED BY:

 23/12/2024
.....

Yahya Tanimu Esq, Esq. Np
A. I BABA Esq,
(Legal Practitioners and Notary
Public),
No. 64 Korou Road,
Kano.
08051567777,



DEED OF ASSIGNMENT

This Deed of Assignment is made this ...23... day of December, 2024, Between, **Adamu Jibrin** whose address is **No. 1060 Yakasai Quarters, Kano State** (hereinafter called the "**VENDOR**" which expression shall where the context so admits include his successors – in – title, Legal Representatives, Agents and Assigns) of the One Part.

AND

MUJAA DEVELOPERS NIGERIA LTD, whose address is **No. 58 MYCA 7 Plaza Zoo Road Kano, Kano State** (hereinafter called the "**PURCHASER**" Which expression shall where the context so admits include his successors – in – title, Legal Representatives, Agents, and Assigns) of the Second Part.

WHEREAS:

The **VENDOR** is the original and beneficial owner of the Plot of land with Certificate of Occupancy number **KNo851 at Rangaza Quarters, Behind A.A Rano Filling Station Kano, Kano State** (hereinafter called **THE LAND**).

NOW THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the sum of **₦120,000,000.00 (One Hundred and Twenty Million Naira Only)** paid by the Assignee to the Assignor (the receipt of which the Assignor hereby acknowledges) the Assignor as **Beneficial Owner** hereby assigns unto the Assignee all the property (land) described in the schedule hereto and comprised in and demised by the Certificate to **HOLD** unto the Assignee for all the residue of the term thereby granted and now unexpired subject henceforth to the said rent, covenants and conditions therein contained.
2. The Vendor/Assignor upon purchase of the land from the original owner (**Adamu Jibrin**) was vested with the title to the improved land, situated **at Rangaza Quarters, Behind A.A Rano Filling Station Kano, Kano State**.
3. The Vendor/Assignee is the beneficial owner of the Legal Property (Land) Situate **at Rangaza Quarters, Behind A.A Rano Filling Station Kano, Kano State**, which property (land) is more particularly described in the schedule hereto.
4. The Vendor/Assignor by an irrevocable power of Attorney dated 23/12 day of December 2024 given for a valuable consideration, as appointed the purchaser/Assignee his Attorney over the **ALL THAT PROPERTY (Land) situate at Rangaza Quarters, Behind A.A Rano Filling Station**

Kano, Kano State, is more particularly described in the schedule to this Deed of Assignment.

5. The Vendor/Assignee has agreed with the purchaser/Assignee for the sale of the property (land) Situate at Rangaza Quarters, Behind A.A Rano Filling Station Kano, Kano State, to him for the sum of One Hundred and Twenty Million Naira Only (N120,000,000.00), subject to the terms and conditions prescribed by the Land Use Act 1978.


THE SCHEDULE ABOVE REFERRED TO IS AS FOLLOWS:-

ALL THAT the Land thereto and developments thereon situate, lying and being at Plot at Rangaza Quarters, Behind A.A Rano Filling Station Kano, Kano State.


IN WITNESS WHEREOF the parties have executed these presents in the manner hereinafter appearing the day and year first above written.

SIGNED SEALED AND DELIVERED

By the within named
Adamu Jibrin.
(ASSIGNOR)

 23/12/2024
ASSIGNOR

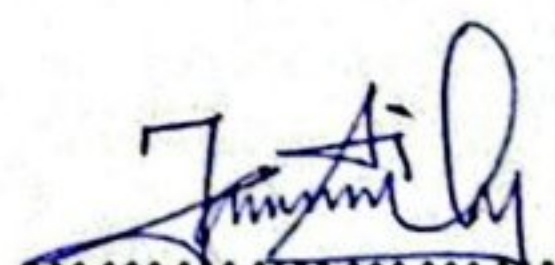
In the Presence of:-

Name of Witness AUWALU ALIYU MUHAMMAD
GSM NO. 0906666632
Address: No. 1060 Jauru Danfulan Streets Yakasai B
Occupation: Business man
Signature: 

SIGNED SEALED AND DELIVERED

By the within named

MUJAA DEVELOPERS NIGERIA LTD,
(Assignee)

 23/12/2024
ASSIGNEE

In the Presence of:-

Name of Witness ABUBAKAR ABDULLAH
GSM NO. 08136520119
Address: BRIGADE QTRS
Occupation: BUSINESS
Signature:  23/12/2024