**IRREVOCABLE POWER OF ATTORNEY**

**GRANTED BY**

**NAME OF DONOR**

**(DONOR)**

***Of ADDRESS OF THE DONOR***

**TO**

**NAME OF DONEE**

**(DONEE)**

***Of ADDRESS OF THE DONEE.***

**OVER**

***A PLOT OF LAND BEING PIECE OR PARCEL OF LAND LYING, BEING AND SITUATE AND KNOWN AS ADDRESS OF THE LAND***

**DATED THIS \_\_\_\_\_\_\_\_DAY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_**

***PREPARED BY:***

**NAME OF THE LAWYER**

**NAME OF CHAMBERS**

***ADDRESS OF OFFICE***

***Barrister & Solicitor***

**SUPREME COURT ENROLMENT NO.**

**Email**

**Phone No.**

**IRREVOCABLE POWER OF ATTORNEY**

**THIS IRREVOCABLE POWER OF ATTORNEY** is given the \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_\_ by me **NAME OF THE DONOR** of **ADDRESS OF THE DONOR** (hereinafter referred to as my **“Donor”)**.

***WHEREAS:***

1. **RECITAL**
2. The Donor had agreed with the Donee for the sale, transfer or conveyance to the Donee of all the Donor’s interest and residue now unexpired in the aforesaid land, which is measuring **SIZE OF THE LAND** and clearly shown in **SURVEY PLAN NUMBER** in consideration of the sum of **CONSIDERATION SUM** made by **SURVEYOR’S NAME** attached to this present with property **BEACON NUMBERS** for the absolute use and benefit of the land free from encumbrances.

**NOW THIS IRREVOCABLE POWER OF ATTORNEY WITNESSES THAT, NAME OF THE DONOR** of **ADDRESS OF THE DONOR** hereby nominate, appoint **NAME OF THE DONEE** of **ADDRESS OF THE DONEE** (hereinafter referred to as my **“Donee/Attorney”)** to be my lawfully Attorney for me and in my name and on my behalf to do and execute all or any acts or things as follows:

1. To take possession absolute of the piece of land lying, being and situate and known as **ADDRESS OF THE LAND** which for purpose of delineation is more, use, enjoy and superintend the management of the said land, **THIS IS TO THE EXCLUSION OF EVERY OTHER PERSON INCLUDING MYSELF, MY HEIRS, EXECUTORS, SUCCESSORS AND ADMINISTRATORS.**
2. To prepare building plan according to his taste and choice, and to build in accordance with the regulations in force within **ADDRESS OF THE LAND**, and Ministry or Bureau of lands of Anambra State in the said plot any type of building of his own choice and taste.

1. To erect, build, construct, repair or amend existing buildings on the said plot and to enter into completely new agreements or contracts for the erection, repairs, construction or amendment of the said buildings with any second party or parties in accordance with the provisions of the State land Law as applicable in **ADDRESS OF THE LAND.**
2. To demarcate the said plot of land if he so wish and deal with the same in accordance to his taste and choice.
3. To administer, manage, superintend the management of the said plot and to sublet, mortgage and assign to himself or to any other person or persons thereon.
4. To apply in his own name as my said Attorney may deem fit, to the Ministry or Bureau of lands for the approval of the Governor of the State or any other appropriate authority in that behalf for any tenancy sublease, certificate of Occupancy, or any other interest whatsoever to themselves or otherwise in respect of the said plot.
5. To commence, prosecute, enforce, demand, answer or oppose all actions or other legal proceedings and demands touching on the said plot and the premises thereon.
6. To execute, sign, seal any deed or documents affecting the said plot and enter into acknowledgements and things as shall be required or may be deemed proper in relation to all or any of the purposes or matters aforesaid.
7. To demand, collect, receive or accept at all times payments by way of rents, fees or dues from any tenants or persons who may occupy the said plot or any building erected on it or to be erected thereon.
8. To enter suits in Magistrates’ and High Courts, or other judicial Tribunal for the recovery of the said plot and the premises laws or any or any other laws in force in **STATE THE LAND IS SITUATE** of Nigeria.
9. To pay rents, taxes and other rates and expenses payable in respect of the said plot and to give **POWER OF ATTORNEY** and or assign to himself or to any third party or parties and to mortgage in whole or in apart, the said plot or premises.
10. To assign or procure the assignment of the said plot to himself or to any other person or persons and to execute all documents relating to the same and I hereby declare that I will do all or anything required of me to effect or facilitate such transfer.
11. **AND** I hereby further undertake and declare that I will hand over all documents or instruments whatsoever in my possession, or to be received by me or my servants or agents to the said **NAME OF DONEE** his assignor(s), agents, executors or administrators **AND NOT TO BE ACCOUNTABLE TO ME OR MY HEIR AND SUCCESSOR, ASSIGN OR PRIVIES.**
12. **GENERALLY AND WITHOUT LIMITATIONS** by reference to or interference from any other provisions of these presents, to manage all the affairs concerning the said plot or parcel of land aforementioned **NAME OF DONOR**, hereby give and grant unto the said **ATTORNEY** full power and authority to act on and deal with the said piece and parcel of land situate and known as **ADDRESS OF THE LAND**, the said land is measuringabout **SIZE OF THE LAND** and premises as effectually to all intents and Purposes as if I was personally present and performed same.
13. **AND I HEREBY** declare that this power of Attorney is coupled with interest and a consideration of **CONSIDERATION AMOUNT** the receipt of which I, the DONOR hereby acknowledges and declare **THAT THIS POWER OF ATTORNEY IS IRREVOCABLE.**
14. **AND** I hereby ratify and confirm and agree to ratify and confirm whatsoever my said attorney shall do or cause to be done in respect of the said plot or building that has been erected thereon by virtue of this Power of Attorney.
15. **FURTHER, AS DONOR,** I agree to **INDEMNIFY** my said Attorney against all losses or eviction by reason of defective title to the said property hereinbefore mentioned.

**IN WITNESS WHEREOF** the DONOR and DONEE herein have hereunto set their hands and seal this day and year first above written.

**SIGNED, SEALED AND DELIVERED**

*BY THE WITHIN-NAMED* ***DONOR:***

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**NAME OF DONOR (DONOR)**

**In the presence of:**

**Name: ………………………………………………**

**Signature: …………………………………………..**

**Occupation: ………………………………………..**

**Address: …………………………………………….**

**Name: ……………………………………………...**

**Signature: ………………………………………….**

**Occupation: …………………………………..........**

**Address: ……………………………………………..**

**SIGNED, SEALED AND DELIVERED**

*BY THE WITHIN-NAMED* ***DONEE:***

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**NAME OF DONEE**

**(DONEE)**

**In the presence of:**

**Name: ………………………………………………**

**Signature: …………………………………………..**

**Occupation: ………………………………………..**

**Address: …………………………………………….**

**Name: ……………………………………………...**

**Signature: ………………………………………….**

**Occupation: …………………………………..........**

**Address: ……………………………………………..**

**EXECUTED BEFORE ME**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**COMMISSIONER FOR OATH/NOTARY PUBLIC**

***PREPARED BY:***

**NAME OF THE LAWYER**

**NAME OF CHAMBERS**

***ADDRESS OF OFFICE***

***Barrister & Solicitor***

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