



MINKAH-PREMO & CO.

(LAWYERS, COMPANY SECRETARIES, NOTARIES AND TRADE MARK AGENTS)

SEPTEMBER 10, 2020

MR. JOSEPH NSONAMOAH,
RINGWAY ESTATES,
ACCRA.

Dear Sir,

SEARCH AND LEGAL OPINION ON TITLE IN RESPECT OF PROPERTY SITUATE
AT RINGWAY ESTATES, ACCRA IN RESPECT OF MR. JOSEPH NSONAMOAH. (
HOUSE NUMBER 121 RINGWAY HOUSING ESTATES)

LEGAL OPINION

*We recommend on the basis of the search report that MR. JOSEPH NSONAMOAH should
contact PRINCE KOFI KLUDJESON for a Deed of assignment if Mr. Kludjeson is the grantor
of Mr. Nsonamoah. A consent to assign would be required from the State Housing Company
Limited and subsequent registration at the Lands Commission.*

SEARCH REPORT FROM THE PUBLIC AND VESTED LANDS MANAGEMENT DIVISION (PVLMD), LANDS COMMISSION, ACCRA.

PVLMD

An official search (a copy attached) conducted at the Public and Vested Land Management
Division of the Lands Commission reveals that the site is STATE LAND acquired under a
Certificate of Title dated December 23, 1930 for European Residential Area. It also reveals a
plotted transaction that could not be traced.

14/09/2020

Amadu Mohammed

0244164576

Akosombo Chambers

Accra: P. O. Box 14951, Accra-Ghana
No. 3 Emmause 2nd Close, Labone - Accra
Tel: +233-302-781624, 781625, 781627
Digital Address: GL-004-6589
E-mail: info.accra@minkahpremo.com

Kumasi:

P. O. Box 2464, Kumasi - Ghana
Plot 3 Block IX, Asokwa
Tel: +233-3220-81040, 81042, 81043
Digital Address: AK1-186-7996
Email: info.kumasi@minkahpremo.com

www.minkahpremo.com



& CO.

SEARCH REPORT FROM STATE HOUSING COMPANY LIMITED (SHC)

SHC

Official search conducted at the State Housing Company Limited reveals that the property is the subject of a lease made between SHC on the one part and Onesimus Samuel Adams for ninety-nine (99) years less one day. It is also the subject of an Assignment dated September 8, 1987 and made between Onesimus Samuel Adams on the one part and Prince Kofi Kludjeson on the other part. The unexpired term of the lease is thirty-five (35) years and the property is in arrears of ground rent for 2019-2020 which is (GH¢1,000.00).

Prince Kofi Kludjeson is the current lessee of the property.

Yours faithfully,
Pp: MINKAH PREMO & CO.


CHRISTOPHER A. AKWESI



STATE HOUSING COMPANY LTD.

Ring Road West, Adjacent To Barclays Bank
P.O. Box 2753, ACCRA Tel: 0302 221422 / Fax: 221402 / 234749

AUGUST 24, 2020

MINKAH- PREMO & CO.
NO. 3 EMMUASE 2ND CLOSE, LABONE
P. O. BOX 14951
ACCRA

TEL: 0244886309

Dear Sir,

RE: REQUEST FOR AN OFFICIAL SEARCH IN YOUR REGISTRY OVER PROPERTY SITUATE AT RINGWAY ESTATES

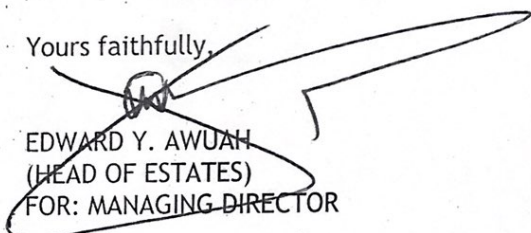
We refer to your letter dated August 11, 2020 in connection with the above subject.

Our response to your letter of enquiry is as follows:

1. The aforementioned property was originally leased to Mr. Onesimus Samuel Adams for the residue 99years lease granted to SHC by government less one day.
2. By a Deed of Assignment dated September 8, 1987 Mr. Onesimus Samuel Adams transferred all his interest in the property to Prince Kofi Kludjeson with SHC Consent dated September 29, 1987.
3. The unexpired term of the lease is 35years.
4. The property is in arrears of ground rent for 2019-2020 which is (GH¢1,000.00).
5. Prince Kofi Kludjeson is the current lessee of House No. 121 Ringway Housing Estates.

We hope the above information addresses your inquiry.

Yours faithfully,


EDWARD Y. AWUAH
(HEAD OF ESTATES)
FOR: MANAGING DIRECTOR

ORIGINAL
LCGAOS8584182020

Submitted in duplicate
(a) or (b) strike out
Paragraph which does not apply.

SEARCH IN THE LANDS COMMISSION

A search is requested against the lands
(b) comprised in the following instrument

PURPOSE	OWNERSHIP
Delineated on the plan attached in duplicate	
NAME AND ADDRESS OF ENQUIRER	MINKAH PREMO & CO. P. O. BOX 14951 ACCRA.

NOTE:

- This form of search can be made against any piece of land situate in Ghana which is identified by reference to an Instrument registered in the Land Registry or by a plan attached in duplicate.
- The Instrument referred to above must have been executed and stamped subsequent to 1st October, 1946. Where more than one Deed affecting the land are known to have been made since this date, only the earliest in date should be mentioned.
- The Executive Secretary can accept no responsibility for any loss which may be occasioned by reliance on the report given below.
- The report may be collected from the CSAU within the Premises of the Land Valuation Division of the Lands Commission near Cantonments Post Office (Ghana Post and Ghana Vodafone)

The search applied for against the land edged red on the plan attached has been made with the following result

2. (Whole Site)

- State land acquired under Certificate of Title dated 23/12/1930 For: European Residential Area.
- Lease dated 12/2/1957 From: Government To: Ghana Housing Corporation.
- Affected by a plotted transaction but details are not available.

ANTHONY OPOKU BOATENG

HEAD/CSU
LANDS COMMISSION

FOR: EXECUTIVE SECRETARY
LANDS COMMISSION

JUNE, 2020

PLAN OF LAND

For : JOSEPH NSONAOAH

— Shewn Edged Pink —

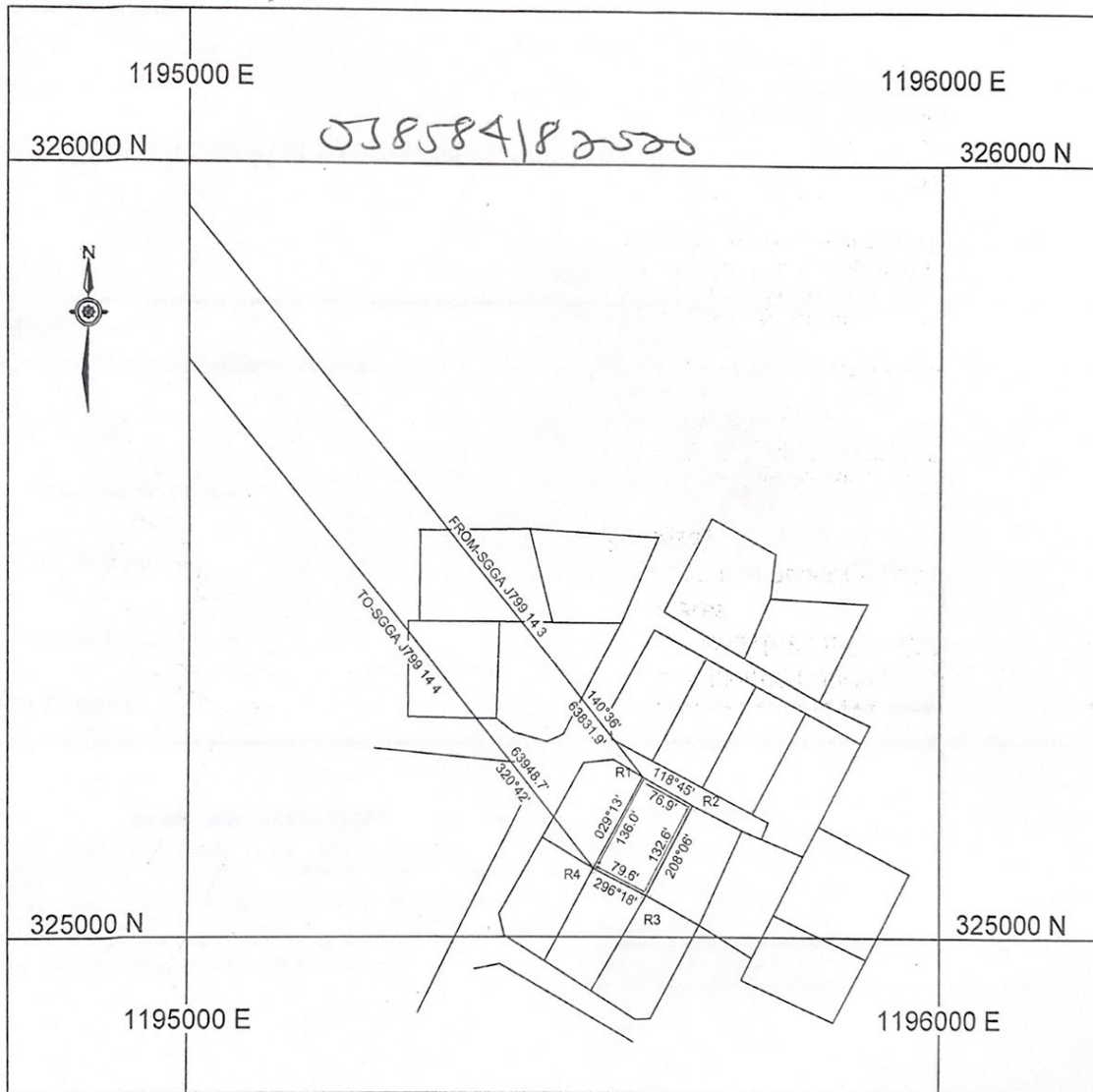
Scale 1 : 2500

Area = 0.24 Acre OR 0.09 Hect.

LOCALITY
RINGWAY ESTATES

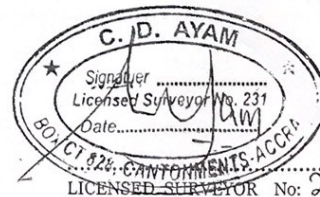
DISTRICT
A.M.A

REGION
GREATER ACCRA



I, **C.D Ayam** Licensed surveyor certify that this plan is faithfully and correctly executed and accurately shows the land within the limits of the description given to me by my client.

Date:





MINKAH PREMO & CO

No 3 Emmause 2nd Close
Labone, Accra
P.O.Box 14951, Accra
Tel: 0302 781625 / 781627
E-mail: info.accra@minkahpremo.com
www.minkahpremo.com
Fax: 0302 781624

User: YAW OPPONG

Invoice No: INV/20/8287

Bill to: JOSEPH NSONAMOAH

INVOICE

Phone: 0

Team: LAND
Invoice Date: 02 Sep 2020
FX Rate: 1.00
Subject: DEVELOPMENT OF SIT PLAN AND INITIAL SEARCHES

Lead Professional: EMMA MARFO
File Number: L5471
File Name: JOSEPH NSONAMOAH / DUE DILIGENCE ON RINGWAY EST PROPERTY
Att:

Description	Qty	Unit Price	Discount	Amount
EXPENSES				
SEARCHES AT LANDS COMMISSION AND SHC		500.00	0.00	1,000.00
TRANSPORTATION		100.00	0.00	300.00
DEVELOPMENT OF SITE PLAN		500.00	0.00	500.00
EXPENSES SUB TOTAL			GHC0.00	GHC1,800.00
FEES				
PROFESSIONAL FEE		3,000.00	0.00	3,000.00
FEES SUB TOTAL			GHC0.00	GHC3,000.00

NOTE

TERMS AND CONDITIONS

- (1) PAYMENT SHOULD BE MADE WITHIN ONE WEEK AFTER ISSUE OF INVOICE
- (2) IF AFTER ONE WEEK THERE HAS BEEN NO PAYMENT, WE WILL MAKE A DEMAND FOR PAYMENT
- (3) FOR ALL DIRECT PAYMENTS AND TRANSFERS, REFERENCE SHOULD BE MADE TO THE INVOICE NUMBER
- (4) PROMPT PAYMENT WILL ENABLE US DELIVER BETTER AND TIMELY SERVICE
- (5) PLEASE MAKE ALL CHEQUES PAYABLE TO MINKAH PREMO & CO

GFUND 2.50 %	75.00
NHIL 2.50 %	75.00
TOTAL SALES	3,150.00
VAT 12.50 %	393.75
AMOUNT TO BE PAID	GHC5,343.75

Signed _____