



# MINKAH-PREMO & CO.

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

22<sup>nd</sup> September, 2020

THE MANAGING DIRECTOR,  
STANBIC BANK GHANA LIMITED,  
P.O. BOX CT 2344  
CANTONMENTS,  
ACCRA.

ATTENTION: BERNICE

Dear Sir,

**SEARCH AND LEGAL OPINION ON TITLE IN RESPECT OF PROPERTY  
SITUATE AT GOMOA FETTEH IN THE CENTRAL REGION FOR JOSPHINE  
ADOMAKO AZALU**

**LEGAL OPINION**

*We recommend on the basis of the search report that Stanbic Bank can transact business with the applicant. Consent will be required from the Lands Commission.*

**SEARCH REPORTS FROM THE LANDS COMMISSION**

An official search (a copy attached) conducted at the Public and Vested Land Management Division of the Lands Commission reveals that the site is not State Land. It shows that, it is the subject of an assignment dated 2<sup>nd</sup> March, 2015 and made between Menjes Homes Limited and Josephine Adomako Azalu. It again shows that, it is the subject of a judgement dated 21<sup>st</sup> December 1961 in favour of Nana Wiabo IV and 2 Others which was plotted by a Court Order of Mandamus on 8<sup>th</sup> March 2017.

Yours faithfully,  
Pp MINKAH PREMIO & CO.

  
CHRISTOPHER AKWESI

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# LANDS COMMISSION

CENTRAL REGION  
P. O. Box 183  
Cape Coast, Ghana  
Tel: 03321 32746 / 03321 34597  
Email: [lccr@landscom.gov.gh](mailto:lccr@landscom.gov.gh)  
Web: [www.landscommission.org](http://www.landscommission.org)

My Ref No: O/S CCT/5490/2020

Your Ref No:

ORIGINAL/DUPLICATE

22/09/2020

## RE: APPLICATION FOR AN OFFICIAL SEARCH

REQUESTED BY MINKAH PREMO & CO, P.O. BOX CT 14951, ACCRA

- NOTE:
- (a) 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.
  - (b) This report is as good as at the time it was being written.
  - (c) The report may be collected from the Lands Commission Secretariat fourteen clear working days after the delivery to the office of this application.
  - (d) The Lands Commission shall accept no responsibility for any loss that may be occasioned by a reliance on this report.

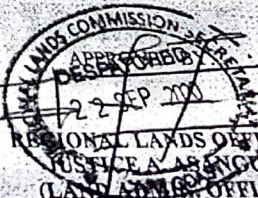
Reference is made to your application for a search dated 17<sup>th</sup> September, 2020 on the above subject.

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

1. The site is not a state land.
2. The site falls within a Lease dated 30<sup>th</sup> November, 1997 between Nana Obeng Wiabo IV on one part and 21<sup>st</sup> Century Construction Limited on the other part.
3. The site again falls within an Assignment dated 10<sup>th</sup> July, 2014 between Adom Spinning Company on one part and Menjes Homes Limited on the other part.
4. The site falls on an Assignment dated 2<sup>nd</sup> March, 2015 between Menjes Homes Limited on one part and Josephine Adomako Azalu.
5. The whole site falls within a Judgment dated 21<sup>st</sup> December, 1961 in favour of Nana Wiabo IV and 2 others (Plotted by Court order of Mandamus dated 8<sup>th</sup> March, 2017).

**NB: The Whole site again falls within Gomoa Fetteh Stool Land based on Amarin Judgment.**

For: REGIONAL LANDS OFFICER  
JUSTICE A. ABENGONA  
(LAND SEARCH OFFICER)





SECTOR 5 BLOCK C

**PLAN OF LAND****FOR: JOSEPHINE ADOMAKO AZALU**

PLOT NO. MH11

Scale 1 : 2500

— Shewn Edged Pink —

Area = 0.10 Acre OR 0.04 Hect.

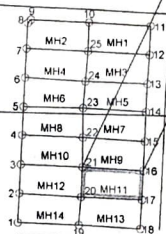
**LOCALITY**  
GOMOA FETTEH**DISTRICT**  
GOMOA**REGION**  
CENTRAL1097000 E  
297500 N

ALL PILLARS ARE PREFIXED BY SGC F216/15

PLANS CHECKED BY.....

DATE 12/05/15

297000 N



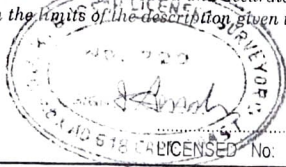
296500 N

BEACON	NORTHINGS	EASTINGS	BEARING	DISTANCE	TO
SGC F216/15/16	296914 104	1097705 448	181°52'	45.2'	SGC F216/15/17
SGC F216/15/17	296908 908	1097703 972	271°23'	96.8'	SGC F216/15/20
SGC F216/15/20	296871 246	1097507 178	1°44'	46.4'	SGC F216/15/21
SGC F216/15/21	296917 616	1097608 576	92°5'	96.9'	SGC F216/15/16



I, **JLK BORSAM**, 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 12/05/15



Approved Seal

APPROVED BY

*Josephine Adomako Azalu*  
For Director of Surveys  
Regional Surveyor (C.R.)  
SURVEY & MAPPING DIVISION  
Date 12/05/2015