



I just wanted to show you the project I have been working on for the last few months. I am excited to share it with you all. Also, Special thanks to some of you who have supported this project, trusted in me and have invested in some land and acres. If you are interested in purchasing some of these cheap lands please send me a WHATSAPP message at +234807907312.



We need to get the survey done, then figuring out the boundary lines, getting in caterpillars to clear some of the residential area, work with an architect to figure out the masterplan and then figure out the residential plots location.

**A VIRGIN SIMPLY MEANS THE OWNERS ARE SAYING THEY ARE THE FIRST SETTLERS OF THAT AREA.**

A **Virgin land** is a land that has not been registered before, we will go through the 5 process/stages for buying land in Nigeria below. **Adeyemo Vincent is a lawyer** for property/real estate and buying of land in Ogun State, Sagamu area.

### **PRE CONTRACT STAGE**

When we found the virgin land (i.e. the land title isn't registered with the government yet!) we want to buy, the first step is:






1. Negotiate for the land, price and size of the land.
2. Once a written agreement is reached.
3. Offer an acceptance letter.
4. Inspection of the land/site to see physically.
5. Investigate and verify that the person/family is the legitimate owner, hold on the process.
  - a. Get the coordinates of the land and check to make sure the land is not under government acquisition.
  - b. Grassroot research by your lawyer for the virgin land.
    - i. Verify from the villagers, neighbors and elders about the ownership of the land
    - ii. Checking if the land has been registered at the land registry
    - iii. Take the coordinates of the land with a surveyor, then have the surveyor verify that the land is not under government acquisition.
    - iv. If steps **5bi**, **5bii** and **5biii** are free, then the government doesn't have any claim to the land and you are free to go ahead with the transaction with the said sellers.


### **CONTRACT STAGE**

6. If you are not paying the full amount at this point, you can have your lawyer prepare a **Contract/Sale Agreement** and pay by installment to bind the sellers to not sell the remaining portion of the land until you complete the payment.

## POST CONTRACT STAGE

7. Make payment and collect documentation prepared by the lawyers, you need to get the following documents:
- Do a provisional or full survey of the land.
  - Deed of Assignment **DOA** (that the land owner/representative AND the buyer will sign). The DOA is a document that states that the owners are bound/are transferring the land title to you.

<p><b>DEED OF ASSIGNMENT</b></p> <p><b>BETWEEN</b></p> <p><b>Mr. ADEBAYO ADIO</b></p> <p><b>AND</b></p> <p><b>MR. [REDACTED] NNACHI</b></p> <p>(In respect of all that one (1) acre of land(s) situate and/or lying along Agbese/Ogbe Road Oke Ore, Obafemi/Owode Local Government area of Ogun State, Nigeria).</p> <p>Prepared by:</p> <p>[REDACTED] Adeyemo, Esq.</p> <p>[REDACTED] Street,</p> <p>[REDACTED] Gbagada,</p> <p>[REDACTED] Lagos State,</p> <p>[REDACTED] Nigeria.</p> 		<p><b>A Deed of Assignment is a legal document that transfers or assigns the legal rights and obligations to another party.</b></p> <p>c. The Survey Plan <b>SP</b> comes in to allow you know the exact portion of the land being acquired. The SP states the portion of the land, their beacon numbers, the address where the land is situated and included in the DOA along with the coordinates, surveyor's name, plan number of the survey plan, whether it is a registered survey or not. All should be stated in the DOA with a copy of the SP.</p>
<p>measuring approximately 41182.015 square metres and verged red, particularly delineated with coordinate nos. 097° 58', 181° 55', 167° 34', 169° 06', 263° 13', 340° 03', 074° 08', 057° 25', 358° 43', and 035° 19' owned by <b>THE ASSIGNOR</b> (better and/or properly and more particularly described in the provisional survey plan number: AAA/876/001/2021/OG drawn on the 20<sup>th</sup> day of May, 2021 by <b>AROMIWURA ADEREMI ADELE</b> (mnis), a Registered Surveyor and attached herewith as <b>Annexure 1</b>) situate and/or lying along Agbese/Ogbe Road Oke Ore, Obafemi/Owode Local Government area of Ogun State, Nigeria, <b>TO HOLD</b> same free from all encumbrance(s) whatsoever.</p> <p><b>THE ASSIGNOR HEREBY COVENANTS WITH THE ASSIGNEE AS FOLLOWS:</b></p> <ol style="list-style-type: none"> <li>1. That <b>THE ASSIGNOR</b> assigns and/or conveys as beneficial owner.</li> <li>2. That the said parcel of land(s) herein assigned and/or conveyed and/or transferred is not under acquisition and not in a committed area by the Ogun State Government.</li> <li>3. <b>THE ASSIGNOR</b>, with the intent of affording <b>THE ASSIGNEE</b> full and sufficient indemnity hereby covenants with <b>THE ASSIGNEE</b> that he (<b>THE ASSIGNOR</b>) have with all power(s) and authority assigned all right(s) and interest in the said parcel of land(s).</li> <li>4. That the title or interest herein conveyed is free from any encumbrance(s) whether of legal or equitable nature.</li> <li>5. That <b>THE ASSIGNOR</b> shall from the date of execution of this deed relinquish all right(s), title, and privilege(s) regarding the piece of land(s) herein described to <b>THE ASSIGNEE</b>.</li> </ol>	  	<p>d. The DOA is signed with the owners of the land, elders in the community, witnesses, and buyer with the presented checks. (if the seller is an illiterate, make sure you have a translator and document stating that the DOA was read to them in their native language and they understand what was being agreed to!)</p> <p><b>PERFECTION STAGE</b></p> <p>Now get the survey done by licensed surveyor (and signed) for yourself as the buyer as against the provisional survey done by the seller.</p>

	<p><b>POST PERFECTION STAGE</b></p> <ol style="list-style-type: none"> <li>1. The last stage is the Post Perfection Stage, it is the longest and is the actual land documentation with the government once you get the registered survey done.             <ol style="list-style-type: none"> <li>a. With a copy of your DOA &amp; Registered Survey, you take it for governor's consent via the commissioner of lands office.</li> <li>b. Once you get the governor's consent, your C-of-O is ready and you can apply for it.</li> <li>c. Apply for your Certificate of Ownership <b>C-of-O</b>. (the govt. issues only one C-of-O for any piece of land ever!)</li> <li>d. Pay to Get your DOA document stamped (as required under the stamp duties act)</li> <li>e. You can now go and register your land Title at the land registry, you will be given a title number.</li> </ol> </li> </ol> <p>That completes the 5 major steps needed to buy &amp; acquire your virgin land and title, this might take up to 4-6 months.</p>
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