



# GROUPE CHREMATIN

**CHREMATINVILLE**

(Near TRASSACCO VALLEY), EAST LEGON

[WWW.GROUPECHREMATIN.COM](http://WWW.GROUPECHREMATIN.COM)

## CHREMATINVILLE

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# VALUATION REPORT ON 40.0 ACRE BAREHAND RIPE FOR DEVELOPMENT SITUATED AT NMAI DZORN ACCRA

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### PREPARED BY

**K KYEI CONSULTANCY SERVICES**

P O BOX CT 1193

CANTONMENTS ACCRA

MOB: 0244652772

EMAIL: KYEI.CONSLT@GMAIL.COM

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### SUBMITTED TO

**MESSRS WOODFIELDS DEV CO. LTD**

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DECEMBER - 2018

VAL  
UAT  
ION  
REPORT





40.0 ACRE  
BAREHAND RIPE  
FOR DEVELOPMENT



*The Chrematinville is a Vibrant and incredible city under development by the Woodfield Development Company Limited, a subsidiary of the GROUPE CHREMATIN (Formerly COMET GROUP)*





*In an effort to encourage others to share our vision and dream, the Woodfields Development Company Limited is now offering for LEASE part of its land for a commercial & mixed use development.*

## CHREMATINVILLE

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## CHREMATINVILLE

The Chrematinville is a Vibrant and incredible city under development by the Woodfield Development Company Limited, a subsidiary of the **GROUPE CHREMATIN** (Formally **COMET GROUP**). The city covers over 200 acres of piece of lands being developed to offer property developers a new address for the; Upscaled Ghanaian property market.

In an effort to encourage others to share our vision and dream, the Woodfields Development Company Limited is now offering for LEASE part of its land for a commercial & mixed use development.

We invite firms or individuals interested in Commercial City development in Ghana to apply for the acquisition of this unique property.

LEASE  
OFFER





*We invite firms or individuals interested in Commercial City development in Ghana to apply for the acquisition of this unique property*



incredible  
city under  
development





## CHREMATINVILLE

### TERMS AND CONDITIONS

The land is offered for Commercial  
& Mixed use Development —

**Size:** 40acres more or less

**Lease period:** 60YEARS

**Premium:** \$375 per m<sup>2</sup>

TERMS  
& CONDITIONS

### CONTACT FOR FURTHER DETAILS:

**ERIC ASANTE & BIG JOE**

TEL: +233-243-774-405

+233-505-257-077

Email: ryykyy@gmail.com

kgyebi12@gmail.com

# CHREMATINVILLE

## VALUATION DATA

<b>Client Details</b>	<p>a. Name of Client: <b>MESSRS WOODFIELDS DEV CO LTD</b></p> <p>b. Address: ACCRA</p> <p>c. Tel NO: (Home) (Office):</p> <p>Email:</p>
<b>Address/Location of Property</b>	<p>i. House NO: NA      ii. Building Name: NA      iii. Plot No : NA</p> <p>iv. Name of Estate: NMAIDZORN   v. Street Name: OFF NMAI DZORN   ROAD</p> <p>vi. Suburb/Subsection: NMAI DZORN      vii. Town/City: ACCRA</p> <p>viii. Land Mark: UNIVERSITY FARM   ix District: NMAI DZORN      x. Region : GT ACCRA</p> <p>xi. GPS Coordinates :1226-360</p> <p>Comments: THE LOCATION IS EASILY IDENTIFIABLE</p>
<b>Title Details / Statutory Permits</b>	<p>a. Tenure: Freehold      <b>LEASE</b>      Other Specify: ASSIGNMENT,</p> <p><b>OWNER OF ASSUMED GOOD NINETY NINE [99]YRS LEASEHOLD TITLE:MESSRS WOODFIELD DEV CO LTD</b></p> <p>COPY OF TITLE DEED WAS CITED BY THE SURVEYORS SEE APPENDIX FOR COPY OF SAME NOTE ALSO THAT THE PROPERTY IS BEEN VALUED AS IF VACANT AND TO LET. WE HAVE ALSO ASSUMED THAT THE PROPERTY IS FREE FROM ALL ENCUMBRANCES LIENS AND/OR CHARGES: ON THE USE OF THE PROPERTY APART FROM THOSE IN THE PUBLIC RECORDS WE RECOMMEND THAT ANY BODY THAT DEALS WITH THE PROPERTY INVESTIGATES SAME.</p> <p><b>b. Town Planning Details:</b></p> <p>Planning Permit <input type="checkbox"/>      Environmental Permit <input type="checkbox"/>      Building Permit <input type="checkbox"/>      None <input type="checkbox"/></p> <p>NO:                      NO:                      NO:</p> <p>THE SURVEYORS HAVE ASSUMED THAT ALL PERMITS AND/OR LICENSES WERE OBTAINED FROM THE APPROPRIATE STATE AGENCIES BEFORE ANY DEVELOPMENT.</p>

<b>Neighborhood Characteristics</b>	<b>Neighborhood Characteristics</b>		
	Location: <input type="checkbox"/> Urban <input type="checkbox"/> Peri-urban <input type="checkbox"/>		
	Built-up: <input type="checkbox"/> +75% <input type="checkbox"/> 25-75% <input type="checkbox"/>		
	Growth: <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/>		
	Neighborhood Boundaries(Major) NMAI DZORN		
	ITEM		
	Employment stability		
	Convenience to Employment		
	Convenience to Shopping		
	Convenience to Schools		
<b>Site Characteristics</b>	Adequacy of Public Transportation		
	Adequacy of Utilities		
	Property Compatibility		
	Recreation Facilities		
	General Appearance of Property		
<b>Utility Services</b>	Police & Fire Protection		
	Accessibility		
	Protection from Detriments		
	Zoning Classification:		
	i. Present Use: COMMERCIAL      ii.		
<b>Site Characteristics</b>	i. Dimensions: SEE SITE PLAN      ii.		
	v. Shape: RECTANGULAR      vi. Drainage		
	Are there any adverse site conditions?		
	THE PROPERTY IS A BARE LAND RIPE FOR DEVELOPMENT		
<b>Utility Services</b>			
		Public	Private
	Electricity	✓	
	Telephone		
Are the utilities and off-site improvements adequate?			
<b>SAME AS ABOVE</b>			



Statistics	Housing Trends			
<input type="checkbox"/> Rural	Property Values:			
±25%	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Slow				
Areas/Towns surrounding the neighborhood				
	GOOD	AVG.	FAIR	POOR
Development		✓		
Financing		✓	✓	
Transportation			✓	
			✓	
		✓		
Properties		✓		✓
		✓		
		✓		
Physical Cond.		✓		
Highest & Best : COMMERCIAL				
Site Area: 40.00 ACRES		ii. Topography ...EVEN		
Drainage : GOOD				
Conditions (environmental conditions, etc.?) <input type="checkbox"/> NO				
FOR DEVELOPMENT.				
Other___		Public	Private	Other___
	Water	✓		
	Sanitary Sewer			
Improvements typical for the market area? <input type="checkbox"/> Yes				



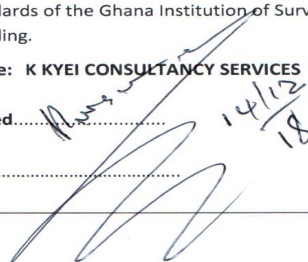




Constructional Details	General Description of Property	Number of stories: <u>NA</u>		Occupancy O <input type="checkbox"/> <input type="checkbox"/> Year NA	
		<b>Type of Property:</b> i. House Flat <input type="checkbox"/> Bungalow <input type="checkbox"/> ii. Detached, Semi-detached <input type="checkbox"/> Terraced iv. Outhouse <b>NO</b> v. Other ( <b>BARELAND</b> )... <input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under const.			
	Foundation	<input type="checkbox"/> Evidence of infestation NO <input type="checkbox"/> Dampness NO			
	Exterior Description	Main House			
			Materials	Condition	
		Roof			
		Walls			
		Windows			
		Doors			
		Foundation			
Fencing					
COMMENT: THE PROPERTY IS A BARELAND RIPE FOR DEV					
Interior Description	Main House				
		Materials	Condition		
	Ceiling				
	Walls				
	Doors				
	Floors				
Comments: <b>.SAME AS ABOVE</b>					
Appliances: <input type="checkbox"/> Cooker <input type="checkbox"/> Refrigerator <input type="checkbox"/> Freezer <input type="checkbox"/> Dishwasher <input type="checkbox"/> Was <input type="checkbox"/> Microwave Oven <input type="checkbox"/> CCTV <input type="checkbox"/> Burglary Alarm <input type="checkbox"/> Fire Alarm <input type="checkbox"/> Gen (describe) ALL FITTINGS/FIXTURES ARE NOT AT THEIR APPROPRIATE F Describe the condition of the property (include repairs/defects): SEE					





# CHREMATINVILLE

<p>Caveats, Assumptions, etc</p>	<ol style="list-style-type: none"><li>1. The Valuer has no present or intended interest in the subject property.</li><li>2. This valuation is made in accordance with international valuation practices and by a valuer who meets current international valuation standards.</li><li>3. Certain data used in compiling this report were furnished to us from sources we consider reliable, however, we do not guarantee the correctness of such data, although in-so-far as possible, these data have been checked and believed to be correct, and have based our valuation on this assumption.</li><li>4. Except otherwise indicated in the report, the specified assets are not adversely affected by any statutory notices, local authority plans or schemes and the present use is assumed to be lawful in full compliance with town planning and other statutory provision.</li><li>5. Except otherwise indicated in the report, no allowance has been made for the liability for taxation which may arise on the disposal, whether actual or notional, or for costs of acquisition or realisation.</li><li>6. Neither the whole nor part of this valuation report nor any reference thereto may be included in any published document, circular or statement, nor published in any way without the written approval of the Valuer.</li><li>7. The Valuer by reason of this report is not required to give further consultation, testimony in court or elsewhere with reference to the property appraised.</li><li>8. This valuation is not a structural survey report. We cannot comment on parts of buildings, which were inaccessible, or with latent defects including rot and inherently dangerous or unsuitable materials, or built improperly, which are assumed not to be the case.</li><li>9. No investigation was carried out in respect of contamination, which was assumed not present. No engineering or soil test was carried out on the building, soil, or substrata, which are assumed to be without defect.</li></ol>
<p>Valuation Certification</p>	<p>This is to certify that we have made a careful inspection of the subject property described herein and all findings statements and opinions submitted in this report are correct to the best of our knowledge.</p> <p>It is further certified that the valuation has been made in conformity with the professional standards of the Ghana Institution of Surveyors of which the undersigned is a member in good standing.</p> <p><b>Name: K KYEI CONSULTANCY SERVICES</b></p> <p>Signed..........</p> <p>Date..........</p> <p>Qualifications: <b>BSc LAND ECONOMY FGHIS</b></p> 

LAND  
CERTIFICATE  
DOCUMENT

LAND  
CERTIFICATE



REPUBLIC OF GHANA

L.S.

ISSUED UNDER THE AUTHORITY OF THE LAND TITLE REGISTRY, ACCRA.



Cert. No TDA. 2882  
Volume 018  
Folio 1785



LAND TITLE  
REGISTRY

REPUBLIC OF GHANA

## LAND CERTIFICATE

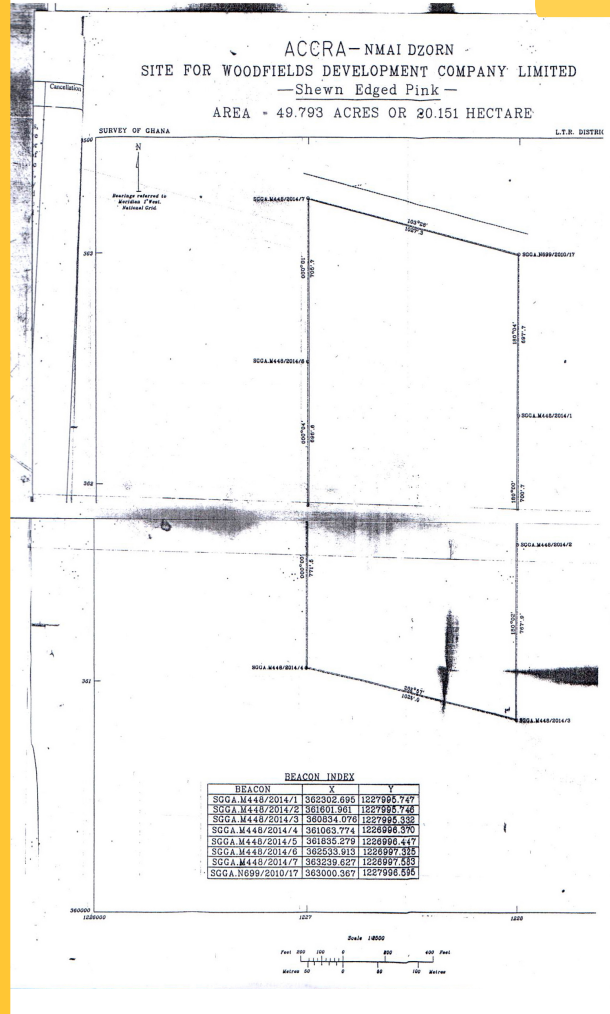


**THIS IS TO CERTIFY THAT WOODFIELDS DEVELOPMENT COMPANY LIMITED**  
a body Corporate registered under the Companies Act, 1963 (Act 179) and having its registered office in Accra in the Greater Accra Region of the Republic of Ghana is registered as tenant or lessee for the unexpired residue of a lease for a term of 99 years from the Sixteenth day of April, 2009 subject to the reservations, restrictions, encumbrances, liens and interests as are notified by memorial underwritten or endorsed hereon, of and in ALL THAT piece or parcel of land in extent 20.151 hectares (49.793 acres) more or less situate at Nmai Dzorn in the Greater Accra Region of the Republic of Ghana aforesaid which said piece or parcel of land is more particularly delineated and edged with pink colour on Survey Plan No.Z49967 annexed to this Certificate except and reserved all minerals, oils, precious stones and timber whatsoever upon or under the said piece or parcel of land.



IN WITNESS WHEREOF I have hereunto signed my name and affixed the seal of the Land Title Registry this 25th day of July 2018

*J. C. Ofori*  
CHIEF REGISTRAR OF LANDS



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## DEED OF ASSIGNMENT

BETWEEN

THE NUNGUA STOOL

AND

WOODFIELDS DEVELOPMENT  
CO. LTD.

SAMUEL KYEREMATENG & CO.  
(LEGAL PRACTITIONERS)  
P. O. BOX 1748 - ACCRA-NORTH

THIS ASSIGNMENT is made this 20<sup>th</sup> day of April in the year of our Lord Two Thousand and Twelve (2012) BETWEEN THE NUNGUA STOOL of Nungua, Accra in the Greater Accra Region of the Republic of Ghana (hereinafter referred to as THE ASSIGNOR, which expression shall where the context so admits or requires include its representatives, agents successors-in-title and assigns) Acting by its legal representatives, KINGBAIFIO WELENTSI III, NunguaMantse and NUMO BORKETEY LAWEH ISLRO, Nungua, NunguaWulomo and Shitse of the of the ONE PART And WOODFIELDS DEV. CO. LTD. and its limited liability registered under the laws of Ghana with its Registered Office at Accra also of P. O. Box KIA 16392, AIRPORT - ACCRA in the aforesaid Region of the Republic of Ghana (hereinafter referred to all THE "THE ASSIGNEE" which expression shall be where the context so admits or required include its representatives, agents and assigns) Acting by its Managing Director SAMUEL KYEREMATENG of Accra of the OTHER PART.

### WHEREAS

1. By a Certificate of Title dated 7<sup>th</sup> day of March 1940 and registered at the Deed Registry as NO 214/1940 a parcel of land containing an area of 2,570.05 acres more or less (hereinafter referred to as the "NUNGUA FARM LANDS") situate and lying at North of Nungua in the Greater Accra Region of the Republic of Ghana and more particularly described therein and delineated by the then government of Gold Coast from the Nungua Stool for public purposes, namely, for the Nungua Livestock Farm and an approach road.
2. The Nungua Farm Land was subdivided into two (2) parts - the Northern part of the Nungua Farm Land containing an area of 948.827 acres more or less particularly described therein and delineated on the plan attached thereto was allocated to the then University College of Gold Coast for the purpose of Animal Husbandry and the Southern

part of the same Farm containing 1,624.22 Acres more or less and more particularly described therein and delineated on the plan attached thereto was allocated to the Directorate of Veterinary Service for the purpose of Animal Husbandry.

3. In 2003, the Nungua Stool, as allodial owner of the Nungua Farms Land instituted an action against the Government of Ghana acting and represented by the Lands Commission for recovery of possession and annulment of the compulsory acquisition on the grounds of change of use and adverse possession.
4. The Government of Ghana acting by the minister for Lands and Natural Resources opted for an Out of Court Settlement of the dispute aforementioned and to engender trust and cooperation between the Government and Land owning groups, as well as to promote optimal use of land entered into an agreement with the Nungua Stool on the 25<sup>th</sup> day of September 2008 for the return to the Stool of all that piece or parcel of land containing 976.446 Acres more or less of the Nungua Farms Land situated and lying within the southern part of the Nungua Farms Land and excluding all portion with state Asset and lease already granted by the Government .
5. By a lease dated 12<sup>th</sup> day of August 2010 (hereinafter referred to as "the HEADLEASE") the President of the Republic of Ghana Acting by the Chairman of the Lands Commission Leased all that part of the Nungua Farms Land containing an area of 976.446 Acres or 395.15 hectares more or less and more particularly described therein and delineated on the plan thereto to the Nungua Stool for a term of Ninety-Nine (99) years with effect from 12<sup>th</sup> day of August 2010 subject to the payment of rent thereby covenants and to the performance and observance of the covenant conditions and stipulations therein contained, which lease is automatically renewable as therein provided.

6. In 2011, the Assignee herein acting to protect its interest and that of a law firm Kwaku Kyeremateng & Co. which provided legal services for Nungua Stool in respect of the Nungua Farm Lands against the Government of Ghana since 2003 filed an action entitled WOODFIELDS DEV. CO. LTD. and ANR VRS NUNGUA STOOL and 2 ORS with Suit No. E/36/2011 against the Nungua Stool at the High Court – Tema for a claim of 217 acres out of the returned land leased by the Government dated the 12<sup>th</sup> day of August, 2010.
7. The parties herein have agreed to settle the dispute out of Court and by the terms of settlement the Assignor herein shall assign all of its rights, title and interest in part of the returned land containing an area of 217 acres more or less which has been proportionately divided into four (4) parcels and more particularly described in the schedule hereto (hereinafter referred to as "The Property") to the Assignee subject to the performance and observance of the covenant conditions and stipulations herein contained.

NOW THEREFORE THIS DEED WITNESSETH as follows:-

- a. IN CONSIDERATION of the out of Court settlement terms therein agreed between parties therein an Assignor and Assignee and of the performance and observance of the covenant conditions and stipulations herein contained and on the part of the Assignee to be performed and observed, the Assignor as Beneficial Owner of the Head Lease hereby assigns all of its rights title and interest in the property to the Assignee free from any encumbrances subject to the performance and observance of the covenants conditions and stipulations herein contained.
- b. The Assignee hereby covenants with the Assignor as follows:



- i. To duly pay upon the execution of this agreement the sum of Five Hundred and Seventy-Six Thousand and Thirty-Six US Dollars Eighty-Seven US Cents (\$576,036.87) a proportionate of partial consideration under the terms of settlement to cover 50 acres as proportionate part of the land assigned.
- ii. To indemnify the Assignor against all proceedings, claims, damages, costs and expenses on account of any omission to duly pay a proportionate part of the rent becoming due under the Head Lease which relates to the property or any breach of any of the covenants, conditions and stipulations therein contained and on the part of the Assignor to be performed and observed ( insofar as they are applicable to the property).

c. The Assignor hereby covenants with the Assignee as follows:-

- i. That notwithstanding anything done, omitted or knowingly suffered by the Assignor, the Assignor has full power to assign all of its right, title and interest in the property in the manner in which it is expressed to be assigned.
- ii. That notwithstanding anything done, omitted or knowingly suffered by the Assignor, the property shall remain to and be quietly entered upon received, held, occupied and enjoyed by the Assignee and assigns and the benefit thereof shall be received and taken accordingly, without interruption or disturbances by the Assignor or any person rightfully claiming by, through, under or in trust for the Assignor.

- iii. That the property is free and discharged from or otherwise sufficiently indemnified by the Assignor against all such interest, encumbrances, claims and demands as have been or shall at any time be made, caused or suffered by the Assignor or any person rightfully claiming by, through, under or in trust for the Assignor.

- d. That the Assignor and every person rightfully claiming by, through, under or in trust for the Assignor, will from time to time and at all times, on the request and at the cost of the Assignee or assigns, execute and do all such lawful assurance and thing for further or more perfectly assuring the property to the Assignee and assigns in the manner in which it is expressed to be assigned, as the Assignee or any of them as reasonably required.

- e. That notwithstanding anything done, omitted or knowingly suffered by the Assignor, the rent reserved by the Head Lease has been paid and the covenants conditions and stipulations therein contained and on the part of the Assignor to be performed and observed up the effective date of this assignment.

- f. To indemnify the Assignee against all proceedings, claims, damages, costs and express on account of any omission to pay the rent reserved by the Head Lease or any breach of any of the covenants, conditions and stipulations therein contained and on the part of the Assignor to be performed and observed, which occurred prior to the effective day of this assignment.

SCHEDULE

BORTEYMAN

WOODFIELDS DEV. CO. LTD.

that pieces or parcel of land known as site for WOODFIELDS DEV. CO. LTD  
ate at Borteyman in the Adenta Municipal Assembly in the Greater Accra Region  
the Republic of Ghana the boundary whereof commencing at a pillar marked  
GA 935/01/1 which same pillar serves as a point of departure and runs on a  
ring of 55'32' for 10678.7' feet to a pillar marked SGGA M785/11/7A which  
ms part the boundary of the afore mentioned site and thence on a bearing 103°18'  
1028.00' feet to a pillar marked SGGA M785/10/4 and thence on a bearing  
0°00' for 2069.4' feet to a pillar marked SGGA M785/11/4A and thence on a  
ing 271°11' for 697.60' feet to a pillar marked SGGA M785/11/4B and thence  
a bearing of 000°00' for 2285.4 feet 2 which marks the point of commencement  
thus containing an Area of 50.00 Acres or 20.23 Hectares all of which said piece  
land is more particularly delineated on the plan attached hereto and shown edged  
NK.

IN THE SUPERIOR COURT OF JUDICATURE  
IN THE HIGH COURT OF JUSTICE

TEMA - A. D. 2012

SUIT NO. E1/36/2011

1. WOODFIELDS DEV. CO. LTD  
CAPITAL BUILDING  
RING ROAD CENTRAL, ACCRA  
2. KWAKU KYEREMANTENG & CO.  
VRS.

PLAINTIFFS

1. NUNGUA STOOL  
2. NI ALABI PETEMPEH II  
NUNGUA NMAI DJOR  
MANTSE)  
3. MR. YAW OWUSU

DEFENDANTS

TERMS OF SETTLEMENT

The parties to the above case have agreed to settle their differences upon the following terms:

1. The 1<sup>st</sup> Defendant Stool, represented by Odehekpakpa King Odaifio Welentsi III in consultation with Nuumo Borketey Laweh Tsuru (Gborbu Wulomo) as the recognized grantors/donors/lessors of all Nungua Stool Lands have agreed to adopt the Agreement entered into between the 2<sup>nd</sup> Plaintiff and 2<sup>nd</sup> Defendant dated 15<sup>th</sup> August 2003, by which inter alia the 2<sup>nd</sup> Defendant is entitled to 15% of the recoverable area of acquired Nungua Farms Lands totalling 1,600 acres which 15% amounts to Two Hundred and Forty 240 acres as consideration for services rendered by the 2<sup>nd</sup> Plaintiff upon release of the acquired lands by the Government of the Republic of Ghana.
2. In view of the fact that only Nine Hundred and Seventy (970) acres of land was what was released by the Government of the Republic of Ghana to the Nungua Stool, the parties have agreed to vary the Two Hundred and Forty (240) acres as stated in the Agreement dated 15<sup>th</sup> August 2003 to read Two Hundred and Seventeen (217) acres.
3. The 1<sup>st</sup> Defendant represented by Odehekpakpa King Odaifio Welentsi III and the Nuumo Borketey Laweh Tsuru (Gborbu Wulomo) as the recognized grantors/donors/lessors of all Nungua Stool Lands have agreed to assign Two Hundred and Seventeen (217) acres of the released lands to the 1<sup>st</sup> Plaintiff in consideration of the sum of Two Million: Five Hundred Thousand (2,500,000.00) United States Dollars in addition to the consideration as contained in the 15<sup>th</sup> August 2003 Agreement and in



ATSUAE BENTA III

CHAIRMAN OF THE GREATER ACCRA

REGIONAL LANDS COMMISSION acting for and on behalf of the Regional Lands Commission hereby consent to an Assignment by NUNGUA STOOL of P. O. Box 552, Accra to WOODFIELDS DEVELOPMENT COMPANY LIMITED of P. O. BOX KIA 16392 Accra of all its rights and interest in ALL THAT PIECE OR PARCEL of land (numbered) containing an approximate area of 50.0 acres situate at Borteyman, Accra TOGETHER with the building or buildings thereon comprised in and demised by a Lease dated the 12<sup>th</sup> day of August, 2010 and made between the Government of the Republic of Ghana of the one part and the Assignor herein of the other part SUBJECT nevertheless to the payment of the revised ground rent of Thousand Ghana Cedis (GH¢1,000.00) per annum which shall be reviewed every Fifth (5<sup>th</sup>) year of the unexpired term of Ninety- Six (96) years Five (5) Months of the said lease with effect from the date of this consent and the observance and performance of the covenants in the said Lease reserved and contained and on the part of the Lessee to be paid performed and observed PROVIDED ALWAYS THAT this consent is restricted to the particular Assignment hereby authorised and save as aforesaid the covenant contained in the said Lease against mortgaging assigning under-letting or parting with possession shall remain in full force and effect.

Dated and Sealed with the Seal of the Greater Accra Regional Lands Commission this 22<sup>nd</sup> day of April 2013

*[Signature]*  
CHAIRMAN OF THE GREATER ACCRA  
REGIONAL LANDS COMMISSION

AC 12242

all satisfaction of all claims that the Plaintiffs have and would have in the future.

These Terms of Settlement shall be adopted as the judgment of this Court and the action struck out as settled.  
Each party to bear his/its own costs.

DATED AT ACCRA THIS 25<sup>TH</sup> DAY OF APRIL 2012

*[Signature]*  
WOODFIELDS DEV. CO. LTD  
1<sup>ST</sup> PLAINTIFF

*[Signature]*  
NUNGUA STOOL  
ODEHEKPAKPA KING  
ODAIFIO WELENTSI III  
(REPRESENTING NUNGUA STOOL)

*[Signature]*  
KWAKU KYEREMANTENG & CO.  
2<sup>ND</sup> PLAINTIFF

NII ALABI PETEMPER II  
2<sup>ND</sup> DEFENDANT

*[Signature]*  
ENOH AMAH ANDOH  
LAWYER FOR PLAINTIFFS

*[Signature]*  
HON. J. AYIKO OFFEI  
BARRISTER-AT-LAW  
LEO CHAMBERS  
HON. LAMBOLOTOO  
LAWYER FOR 1<sup>ST</sup> & 2<sup>ND</sup> DEFENDANTS

VERIFIED TRUE COPY  
REGISTRAR  
HIGH COURT TEWA

WITNESS whereof the parties hereto have caused their respective names and seals to be affixed to the day and year first above written.

NED, SEALED and DELIVERED by the said

THE NUNGUA STOOL acting by its

representatives KING ODAIFIO WELENTSI III and NUMO BORKETEY LAWEH TSURU

in the presence of:

1. NAME: NIIBOTWE LARYGA II

DESIGNATION: NUNUGUA DBASEISE

SIGNATURE: [Signature]

2. NAME: NIIBUBUKAKAKI II

DESIGNATION: SHIPPI

SIGNATURE: [Signature]

NED, SEALED, and DELIVERED by the said

WOODFIELDS DEV. CO. LTD. acting by its

representative SAMUEL KYEREMATENG

in the presence of

REGISTRAR

NAME: DAVID OSEI ASAMOH

DESIGNATION: ESTATE MANAGER

SIGNATURE: [Signature]

[Signature]  
(NUNGUA MANTSE)  
[Signature]  
(GBORBO WULOMO SHITSE)  
9

[Signature]  
WOODFIELDS DEV. CO. LTD.  
(MANAGING DIRECTOR)

OATH OF PROOF

I, NIIBOTWE LARYGA II of Nungua Nana make Oath and say that on the 30<sup>th</sup> day of June 2012. I was present and saw the legal Seal of the within-named Assignor THE NUNGUA STOOL. acting by its representatives KING ODAIFIO WELENTSI III, Nungua Mantse and NUMO BORKETEY LAWEH TSURU, GborbuWulomo Shitse duly affixed to the Instrument now produced to me and marked "A" and that THE NUNGUA STOOL acting by its representatives KING ODAIFIO WELENTSI III, Nungua Mantse and NUMO BORKETEY LAWEH TSURU, GborbuWulomo Shitse in who affixed to the legal Seal is the lawful legal representative of the said THE NUNGUA STOOL acting by its representative KING ODAIFIO WELENTSE III, NunugaMantse and NUMO BORKETEY LAWEH TSURU, GborbuWulomo Shitse can read and write.

SWORN at Accra this 27<sup>th</sup> day of June 2012.

[Signature]  
DEPONENT

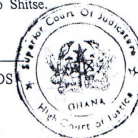
BEFORE ME

[Signature]  
REGISTRAR OF LANDS  
ACCRA



On the 27<sup>th</sup> day of June 2012 at 12:00 PM o'clock in the Nona Nopn this instrument was proved before me by the Oath of NIIBOTWE LARYGA II to have been duly executed by the within-named THE NUNGUA STOOL acting by its representatives KING ODAIFIO WELENTSI III, Nungua Mantse and NUMO BORKETEY LAWEH TSURU, GborbuWulomo Shitse.

[Signature]  
REGISTRAR OF LANDS  
ACCRA





THE NUNGUA STOOL

AND  
WOODFIELDS DEVELOPMENT CO. LIMITED

**DEED OF ASSIGNMENT**

30<sup>TH</sup> APRIL 2012

*AKYI KYERWA TENGLE & CO.*  
**SOLICITOR/ADVOCATE**  
(PRACTITIONERS)  
P. O. BOX 11768 - ACCRA-NORTH

Cert. No TDA. 2882  
Volume 018  
Folio 1785



REPUBLIC OF GHANA

LAND TITLE  
REGISTRY

**LAND CERTIFICATE**



**THIS IS TO CERTIFY THAT WOODFIELDS DEVELOPMENT COMPANY LIMITED**  
a body Corporate registered under the Companies Act, 1963 (Act 179) and having its registered office in Accra in the Greater Accra Region of the Republic of Ghana is registered as tenant or lessee for the unexpired residue of a lease for a term of 99 years from the Sixteenth day of April, 2009 subject to the reservations, restrictions, encumbrances, liens and interests as are notified by memorial underwritten or endorsed hereon, of and in ALL THAT piece or parcel of land in extent 20.151 hectares (49.793 acres) more or less situate at Nmai Dzorn in the Greater Accra Region of the Republic of Ghana aforesaid which said piece or parcel of land is more particularly delineated and edged with pink colour on Survey Plan No.Z49967 annexed to this Certificate except and reserved all minerals, oils, precious stones and timber whatsoever upon or under the said piece or parcel of land.



IN WITNESS WHEREOF I have hereunto signed my name and affixed the seal of the Land Title Registry this 25<sup>th</sup> day of July 2018

*[Signature]*  
.....  
CHIEF REGISTRAR OF LANDS

A dark, low-contrast photograph of a modern building. The building features a balcony with a glass railing on the upper floor. A car is parked in front of the building. The overall image is very dark, with the text 'WWW.GROUPECHREMATIN.COM' overlaid in the center.

[WWW.GROUPECHREMATIN.COM](http://WWW.GROUPECHREMATIN.COM)