

DEED OF ASSIGNMENT

Between

**THE INCORPORATED TRUSTEES OF OGBU
AKANANO PROGRESSIVE UNION
(Assignor)**

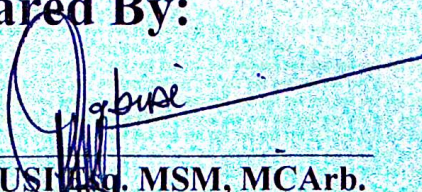
And

**ABATETE USA INCORPORATED (ABATETE USA INC.)
(A Not Profit Corporation)
(Assignee)**

Respecting

ALL THAT parcel of land consisting of 20 plots of land being Plots Nos. **SP7, SP8, SP9, SP10, SP21, SP22, SP23, SP24, SP25, SP26, SP27, SP28, SP29, SP30, SP50, SP51, SP52, SP53, SP54 & SP55** of Ana Mbala Olile, Ogbu, Abatete Town, in Idemili North Local Government Area of Anambra State,

Prepared By:



C.I.A. ONWUEGBUSI Esq. MSM, MC Arb.

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First Floor, Onitsha.

Email: cifeanyia@gmail.com

Email: cifeanyia@nigerianbar.ng

GSM: 08033131022; 07025340219

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AKANANO PROGRESSIVE UNION
(Assignor)**

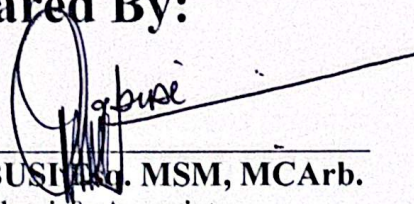
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DEED OF ASSIGNMENT

This Deed of Assignment is made this _____ day of _____ 20_____

Between

THE INCORPORATED TRUSTEES OF OGBU AKANANO PROGRESSIVE UNION, a body duly incorporated with the Corporate Affairs Commission under Part "C" of the Companies and Allied Matters Act, 1990 (now Part "F" of the Companies and Allied Matters Act, 2020) [herein called "the ASSIGNOR" which expression shall where the context so admits include its successors-in-title liquidators and assigns] of the ONE PART

And

ABATETE USA INCORPORATED (ABATETE USA INC.) (A Not Profit Corporation) with its registered address as 6804 – E Highway 6, #158, Houston, TX, 77083, USA [acting through its National Executive Members of **ABATETE USA Inc.**] {hereinafter called "the ASSIGNEE" which expression shall where the context so admits include its successors-in-title liquidators and assigns} of the OTHER PART.

WHEREAS:

- 1) The Ogbu Akanano Community comprising Ogbuikwele, Enuogbu, Umuebeke and Ire, all of Ogbu, Abatete, has from time immemorial been the owners in common of a vast expanse of land known as and called "Ana Mbala Olile" measuring about **727529.095** square meters in area, and situates at Ogbu, Abatete, sharing boundary with Ideani town, Alor town, Uke town and Odida village, Abatete, now shown as the area verged and delineated in Plan No. **IBE/AN/2050/2024/200** (see also Plan No. **OB/A 2963/2022/540**).
- 2) The Ideani people had on several occasions made encroachments on some parts of the said "Ana Mbala Olile" to the vexation of the above recited owners.
- 3) The various communities comprising Ogbu Akanano as recited in paragraph (1) above resolved to incorporate and have incorporated the Assignor herein for the purposes of jointly addressing the above recited encroachment, securing and appropriating the benefits of their common patrimony, "Ana Mbala Olile" and thus vested the ownership and possession thereof on the Assignor herein.

- 4) The Assignor has since addressed the above recited encroachment and thereafter parcellated the said "Ana Mbala Olile" into several plots for residential and other purposes as shown in Layout Plan No. **IBE/AN 2050/2024/200**.
- 5) The Assignee is desirous of building and establishing a modern diagnostic hospital and a school of nursing in Abatete for the benefit of the Abatete community and has reached out to the Assignor to assign and transfer interest in 30 plots of land for the meeting of the aforesaid purpose, vide a letter dated June 16th, 2025 and the Assignor offered to assign her title and interest in the twenty (20) plots of land only, vide a letter dated 3rd November, 2025 which was duly accepted by the Assignee, vide an undated letter with the caption "RE: ACCEPTANCE OF OFFER OF 20 PLOTS OF LAND" and thereby the parties have agreed to the transaction herein.

NOW THIS DEED made in pursuance of the agreement and in consideration of the sum of **N30, 000,000.00** (Thirty Million Naira) only paid by the Assignee to the Assignor (the receipt whereof the Assignor hereby acknowledges) and the terms herein under stated **WITNESSES** as follows:

1. The Assignor as the **Beneficial Owner** hereby **ASSIGNS** unto the Assignee **ALL THAT** parcel of land consisting of **20 plots** of land being Plots Nos. **SP7, SP8, SP9, SP10, SP21, SP22, SP23, SP24, SP25, SP26, SP27, SP28, SP29, SP30, SP50, SP51, SP52, SP53, SP54 & SP55** of the Parcellation Plan of "Ana Mbala Olile" situated at "Ana Mbala Olile" in Ogbu, Abatete, in Idemili North Local Government Area of Anambra State, which said parcel of land is more particularly described in the schedule hereunder **TO HOLD** the same **UNTO** the Assignee subject to the terms of holding herein contained free from all encumbrances;
2. The purpose for which the parcel of land herein is assigned by the Assignor is for the Assignee to build and establish a modern diagnostic hospital and a school of nursing thereon, and the Assignee hereby **COVENANTS** with the Assignor to abide by the said purpose and not otherwise.
3. **THE** Assignor hereby **COVENANTS** with the Assignee that it has not done anything in any wise or permitted or suffered to be done anything whatsoever whereby it is prevented from or becomes incompetent to assign, alienate, or sell the plot of land herein evidenced to be assigned and alienated, and further **COVENANTS** from time to time and at all times

hereafter well and effectually to INDEMNIFY the Assignee from and against all losses costs damages liabilities and expenses whatsoever arising by reason or in consequence of any action proceedings eviction and/or anything in any wise done by any rival claimant of the same plot herein evidenced to have been assigned and alienated or any part thereof, or for any defect in or lack of title, or any default whatsoever on the part of the Assignor.

5. The Assignee hereby COVENANTS with the Assignor that he shall pay all the fees allied to the assignment hereof, including the legal fee, the survey fee, the development levy, and any other financial contribution that may be hereafter required of the allottees towards the security and upkeep of the entire estate.

IN WITNESS WHEREOF the respective Common Seal of the parties herein is hereto affixed in execution of this Deed the day and year first above written.

SCHEDULE

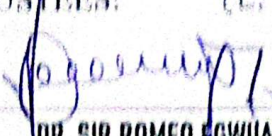
This Instrument is executed in respect of ALL THAT parcel of land consisting of 20 plots of land being Plots Nos. **SP7, SP8, SP9, SP10, SP21, SP22, SP23, SP24, SP25, SP26, SP27, SP28, SP29, SP30, SP50, SP51, SP52, SP53, SP54 & SP55** of Ana Mbala Olile, Ogbu, Abatete Town, in Idemili North Local Government Area of Anambra State, measuring about **9299.798** square meters in area; which said parcel of land is bounded by parcellation beacons Nos. **CP-297, CP-298, CP-299, CP-300, CP-301, CP-302, CP-303, CP-304, CP-305, CP-306, CP-307, CP-308, CP-309, CP-310, CP-311, CP-312, CP-313, CP-314, CP-315, CP-316, CP-317, CP-318, CP-319, CP-320, CP-332A, CP-330, CP331, CP-332, CP-333, CP-333A, CP-334, CP-335, CP-336, and CP-337** and which said parcel of land is shown and delineated as the area verged PINK in Sketch Plan No. **SKT/2026/007** and is now more particularly shown and delineated as the area verged PINK in Survey Plan No. **SGS/AN/2203/2026/446** and bounded by survey beacons Nos. **SC/ANCR 4859GE, SC/ANCR 4650GE, SC/ANCR 4856GE, SC/ANCR 4573GE, SC/ANCR 4651GE, SC/ANCR 4857GE, SC/ANCR 4652GE, SC/ANCR 4858GE, SC/ANCR 4653GE and SC/ANCR 4574GE.**

THE COMMON SEAL OF
THE WITHIN-NAMED ASSIGNOR,
INCORPORATED TRUSTEES OF OGBU
AKANANO PROGRESSIVE UNION
IS HERETO AFFIXED

IN THE PRESENCE OF THE TRUSTEES:

(L. S.)


CHIEF CHIDI KINGSLEY OMALIKO
(CHAIRMAN, BOT)


DR. SIR ROMEO IGWUATU
(SECRETARY, BOT)


SIR MARK AGUIYI
(TRUSTEE)


CHIEF NWAFO MICHAEL OKECHUKWU
(TRUSTEE)

THE COMMON SEAL OF
THE WITHIN-NAMED ASSIGNEE,
ABATETE USA INCORPORATED (ABATETE USA INC.)
(A NOT PROFIT CORPORATION)
IS HERETO AFFIXED IN
THE PRESENCE OF ITS
NATIONAL EXECUTIVE MEMBERS:

(L. S.)

BARRISTER ANTHONY OFODILE
(National President)

UBAKA BARTHOLOMEW OMALIKO
(National Secretary)

CHIDIEBERE L. OBIEFUNA
(National Vice President)

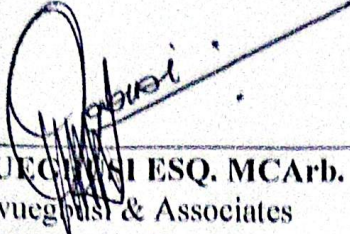
CYRIL DIKEDI EGENTI
(National Treasurer)

MARTIN UGOCHUKWU EGENTI, MD
(National Financial Secretary)

BENEDICT CHUKWUMA ORANUGO
(National Provost)

FLORENCE AMAKA OKAFOR
(National Public Relation Officer)

Prepared By



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C.I.A. Onwuegbusi & Associates

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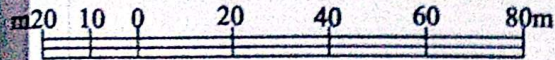
GSM: 08033131022; 07025740219

SHOWING LANDED PROPERTY

PLAN NO.: SGS / AN / 2203 / 2026 / 446

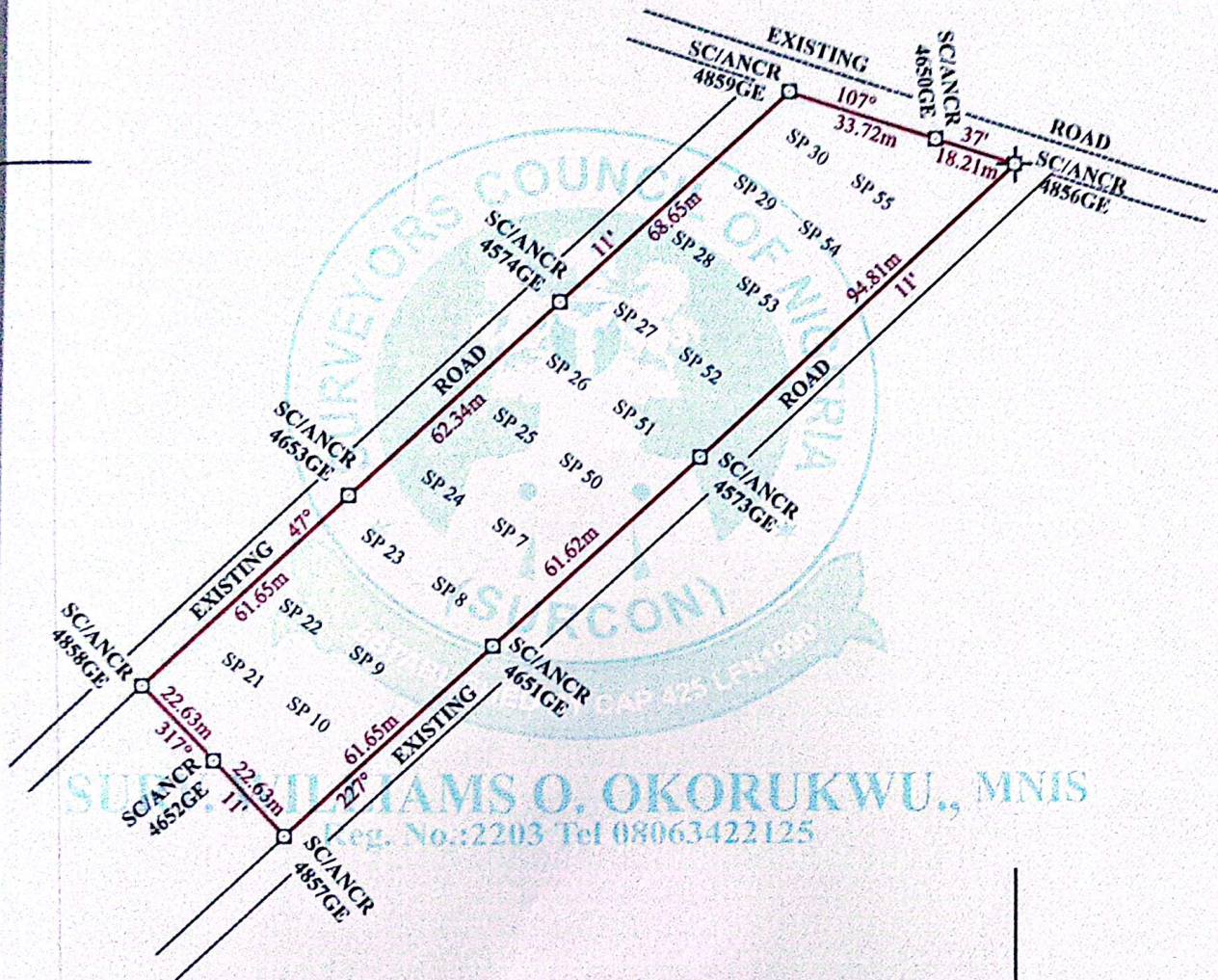
OF
ABATETE USA INC

AT
ANA MBALA OLILE LAYOUT
OGBU, ABATETE
IDEMILI NORTH LOCAL GOVT. AREA
ANAMBRA STATE
SCALE:- 1:1,500



ORIGIN:- NIG NATIONAL
AREA:- 9299.798 SQ MTRS

498823.941 mE N
232478.425 mN N



PLAN NO.:



CERTIFIED TRUE COPY OF ORIGINAL PLAN
MADE BY ME ON 23 . 03 . 2026

SURV. W. O. OKORUKWU
SPACE AND GEOMATICS SOLUTIONS LTD.
204 ZIK AVENUE,
OPP. RADOPIN SUPERMARKET, AWKA,
ANAMBRA STATE
[B.Sc.(Hons.) Surv., M.Sc. Comp. So. & Engr.]

GS / AN / 2203 / 2026 / 446