

# RegistryPass Report

Pre-Screening Report for Land Documents

Critical Issues

## Applicant Name Verification

**Status:** Inconsistent

**Message:** Assignee names do not match across documents.

### Names Found

- **Personal ID:** OLADEJO, SUNDAY ABRAHAM
- **Deed (Assignee):** Shaibu Joseph Ojonugwa AND Temilolu Eunice Joseph-Shaibu
- **Form 1 C (Grantee):** SHATBU JOSEPH OJONUGWA AND JOSEPH-SHAIBU TEMILOLU EUNICE
- **Survey Plan:** MR. SHAIBU JOSEPH OJONUGWA & MRS. JOSEPH-SHAIBU TEMILOLU EUNICE

### Issues Found (1)

**critical** Assignee names do not match across documents.

*Recommendation: Ensure consistent naming for the assignee across all documents.*

## General Section

### Deed of Assignment

#### Compliance Checklist



**Title Details** Pass

Details of the Title of the Assignor should be captured and previous titles before the assignors where relevant.

**Signatures and Dates** Fail

Must be signed and dated by all parties. Signatures must be consistent.

**Deed Dating** Pass

Deed must be dated.

**Witness Requirements** Fail

Witness must sign and date.

**Lawyer's Seal** Pass

Lawyer's seal must be included in front page.

**Survey Consistency** Pass

All survey details must be consistent with survey plan.

**Survey in Deed** Pass

Survey in the Deed including Mortgage must be present.

**Passport Photo** Pass

Must have a passport photo.

## Form 1 C

### Compliance Checklist

**Assignor Title Captured** Pass

Details of the Title of the Assignor are captured.

**All Parties Signed** Pass

All parties have signed the document.

**All Parties Dated** Pass

All parties have dated the document.

**Signatures Consistent** Pass

Signatures are consistent across the document.

**Oath Attached** Pass

Oath/Affidavit is attached (for individuals).

**Passport Photo Attached** Pass

Passport photo is attached (for individuals).

**Email Clearly Written** Pass

Email address is clearly written and readable.

**Phone Clearly Written** Pass

Telephone number is clearly written and readable.

## Survey Plan

### Validation Checklist

**Plan Number** Pass

Survey plan number is present.

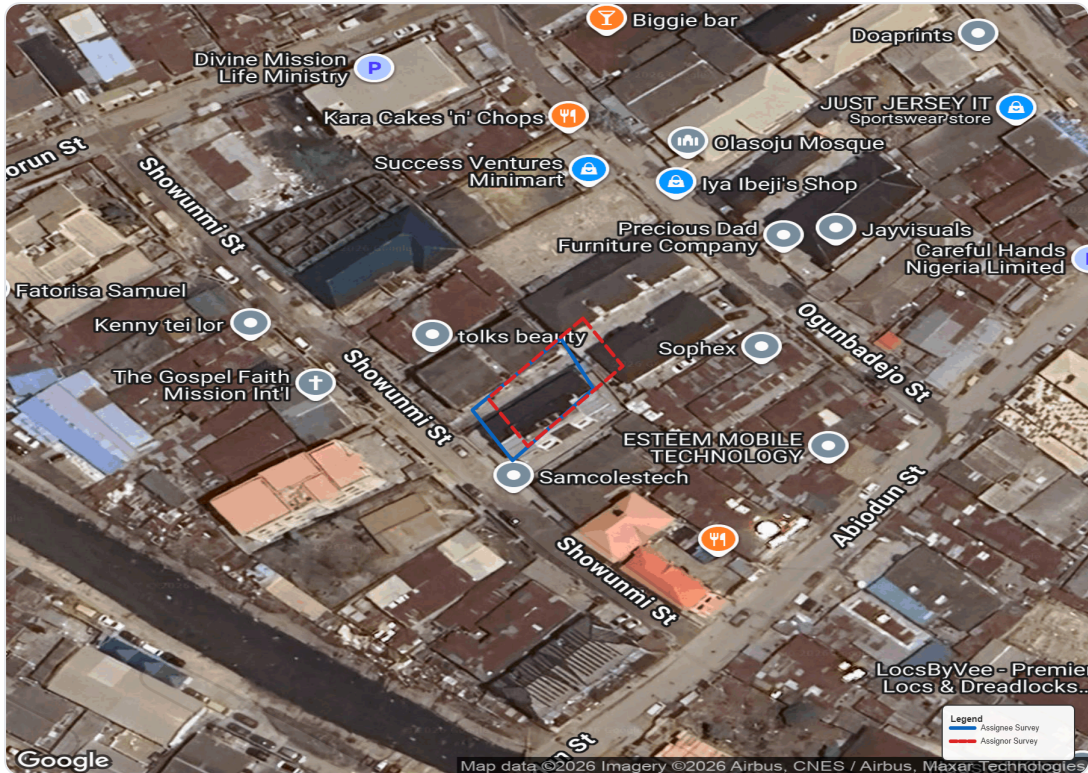
**Area Validation** Pass

Extracted: 414.56 m<sup>2</sup>, Calculated: 414.56 m<sup>2</sup>. Match within tolerance ( $\pm 0.5$  m<sup>2</sup>).

**Overlap Check** Pass

Assignee survey overlaps with assignor survey by 80.70%. Good alignment ( $\geq 70\%$  overlap required).

# Survey Plan Visualization



## Validation Issues

**CTC property location does not match Deed property location.**

**critical**

**Recommendation:** Verify the property descriptions in the CTC and Deed.

**Assignee names do not match across documents.**

**critical**

**Recommendation:** Ensure consistent naming for the assignee across all documents.

RegistryPass provides automated pre-screening of land registration documents. It is not legal advice, does not guarantee registry acceptance, and does not replace review by a qualified property lawyer.

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