NigeriaBuildingCost.ng · Free construction template — edit the blue cells, totals calculate automatically

Deed of Assignment

Transfers the vendor's interest in the land to the purchaser — the document that is stamped, consented to and registered

This deed is made on	23-Nov-2026	**Deed ref.**	DOA/2026/014

BETWEEN

Assignor (seller)	Chief Emeka Obi (example)	**Assignor address**	12 Owerri Road, Enugu
Assignee (buyer)	Mrs Funmi Adeyemi (example)	**Assignee address**	5 Allen Avenue, Ikeja, Lagos

RECITALS (BACKGROUND)

• The Assignor holds the land described in the Schedule under Certificate of Occupancy no. ____ dated ____, registered as no. ____ at page ____ in volume ____ of the Lands Registry, ____ State.

• The Assignor has agreed to assign the unexpired residue of the term granted by that title to the Assignee for the consideration below.

OPERATIVE PART

• In consideration of ₦15,000,000 (fifteen million naira) paid by the Assignee — receipt of which the Assignor acknowledges — the Assignor, as beneficial owner, assigns to the Assignee all the land in the Schedule, with everything on it, to hold for the unexpired residue of the term of the Certificate of Occupancy.

• The Assignor covenants that they have good right to assign, the land is free from encumbrances, and the Assignee will have quiet enjoyment without interruption by the Assignor or anyone claiming through them.

• The Assignee covenants to pay all ground rent, rates and charges from the date of this deed and to observe the terms of the Certificate of Occupancy.

• This deed is subject to the consent of the Governor of ____ State (or the Minister, FCT) under section 22 of the Land Use Act 1978.

SCHEDULE — THE LAND

Description	All that parcel of land measuring approx. 648 m²	**Location**	Plot 27, Unity Layout, Lugbe, Abuja
Survey plan no.	FCT/LS/2025/1187 (example)	**Beacons**	SC/AB 4471, 4472, 4473, 4474

AFTER SIGNING — PERFECTING TITLE

Step	Where	Typical timing	Done?
Apply for Governor's / Minister's consent	State Lands Bureau / AGIS	Within 30 days	No
Stamp the deed (stamp duty)	State Internal Revenue Service	Within 30 days	No
Pay consent fee, registration fee, capital gains tax (seller)	Lands Bureau / IRS	With consent application	No

Register the deed	State Lands Registry	After consent	No

EXECUTED AS A DEED

Assignor	**Assignee**
Name:	Name:
Date:	Date:

IN THE PRESENCE OF (WITNESSES)

Witness	Name	Address	Occupation	Signature & date
Witness to Assignor				
Witness to Assignee				

This is a general template, not legal advice. Laws and practice differ between states — have a qualified lawyer review the final document before anyone signs or pays. A deed of assignment is normally prepared by a lawyer, who must sign and stamp it with their NBA seal before registration.

Free template from NigeriaBuildingCost.ng. Rates are indicative (Nov 2026) — check current prices in your location before relying on any figure.
Faster option: use the free Land & Build Prices at https://nigeriabuildingcost.ng/land-prices