



**NATIONAL OPEN UNIVERSITY OF NIGERIA
FACULTY OF LAW, DEPARTMENT OF COMMERCIAL LAW
Plot 91, Cadastral Zone, Nnamdi Azikiwe Express Way, Jabi – Abuja
2022_2 POP EXAMINATION**

**COURSE CODE: PPL522
COURSE TITLE: LEGAL DRAFTING AND CONVEYANCING 11
TIME ALLOWED: 3 HOURS
INSTRUCTION: ANSWER QUESTION 1 (ONE) AND ANY 3 (THREE) OTHER
QUESTIONS. (QUESTION 1 (ONE) ATTRACTS 25 MARKS
WHILE OTHER QUESTIONS ATTRACT 15 MARKS EACH)**

QUESTION 1

Jackson and Cynthia took a mortgage on their houses situate at No 10, Eleme Junction, River State. The couple went into financial difficulties and were unable to make any payments towards the loan and now, Henry, the mortgagee is seeking possession of the property and is planning to sell the house to a friend for a price that is significantly under its market value. Advise both parties on their rights.

QUESTION 2

Contract of sale of land becomes binding when there has been an exchange. In this regard, there are two possible scenarios; first, where the parties are represented by separate solicitor and second where the parties act by the same solicitor. Examine the procedures in detail.

QUESTION 3

- a. Discuss the Nature and Scope of Conveyancing.
- b. Carefully identify some legislation relevant to the study of conveyancing practice in Nigeria and examine their territorial jurisdiction.

QUESTION 4

- a. Explain in clear terms the procedure required for registration of title, with respect to landed property, under the registration of title system in Nigeria.
- b. Clearly state the difference between the registration of title system and the system of registration of instruments, relating to property matters in Nigeria.

QUESTION 5

- a. With the aid of relevant statutory provisions or case law, analyse the requirements of a formal lease.

- b. Kent Homes Ltd are looking to sell a lease over Blackacre. They find an interested party, Mike. He is somewhat eccentric and wants to impose a special condition on the lease; he asks the term of the lease should last until such time Nigeria wins the World Cup. Kent Homes are keen to sell the lease but are unsure of this clause. Advise Kent Homes.

QUESTION 6

- a. Write detail explanatory notes on Rent and Covenants in a lease.
- b. State and explain the types of rent.