

VITAGUARD BY VITA DIGITAL - GHANA 5-YEAR SATELLITE & LANDS COMMISSION DOSSIER [SAMPLE]

Report ID: CFX-GH-SAMPLE-8710 | Parcel VIN: GPF-GH-ABURI-8710 | Date: 2026-10-14
Corridor: Aburi Hills / Peduase / Akuapem Ridge (Ghana) | GPS: 5.8480, -0.1745
Composite Trust Score: 87/100 (GRADE A STRONG BUY - WELL-DRAINED ESCARPMENT LOAM)

1. 5-YEAR SATELLITE & TOPOGRAPHIC STABILITY AUDIT (2021-2026)
- * Wet-Season NDVI: 0.75 | Harmattan Dry-Season Floor (Jan-Feb): 0.54 (Evergreen Ridge)
 - * NDWI Flood Index: -0.09 (Zero Accra Plains flooding; stable highland drainage)
 - * Slope & Erosion Check: 6.4% gentle gradient suitable for residential villa & orchard

2. GHANA LAND ACT 2020 (ACT 1036) & LANDS COMMISSION CLOSING CHECKLIST
- * Seller Asking Price: GHS 420,000 (\$27,096 USD) for 70x100ft Serviced Plot
 - * Step 1 (30% Escrow): Official Search across 3 Divisions (PVMD, LRD & Stool Lands) + GhIS Barcoded Plan
 - * Step 2 (40% Escrow): Verify Customary Freehold / Stool Consent & Stamp Duty Assessment
 - * Step 3 (30% Escrow): Biometric Indenture Execution & Land Title Certificate Issuance

WATERMARK: OFFICIAL VITAGUARD SAMPLE REPORT - VISIT VITADIGITAL.COM TO AUDIT YOUR PLOT (\$19)