

VITAGUARD BY VITA DIGITAL - GHANA

5-YEAR SATELLITE & LANDS COMMISSION

DOSSIER [SAMPLE]

Aburi Hills / Akuapem Ridge (Greater Accra / Eastern Border, Ghana)

87/100 | GRADE A LANDS COMMISSION

VERIFIED

VitaGuard | US & Pan-African Satellite OS

WATERMARK: OFFICIAL VITAGUARD SAMPLE REPORT - VISIT VITADIGITAL.COM TO AUDIT YOUR PLOT (GHS 295 / \$19)

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 - Plain English: Rich highland soil with cool microclimate)
NDWI Flood Index	-0.09 (Zero Accra Plains flooding; stable natural highland drainage)
Sentinel-1 SAR Backscatter	-11.6 dB (Stable rocky/loam substrate; zero coastal clay heave)
Slope & Erosion Check	6.4% gentle gradient suitable for residential villa & orchard terracing

2. GHANA LAND ACT 2020 (ACT 1036) & LANDS COMMISSION CLOSING CHECKLIST

Seller Asking Price	GHS 420,000 (\$27,096 USD) for 70x100ft Serviced Escarpment Plot
Recommended Counter-Offer	GHS 385,000 (Deducting GHS 35,000 for retaining wall & GhIS barcoded survey)
Step 1 (30% Escrow)	Official Consolidated Search across 3 Divisions (PVMD, LRD & Stool Lands) + GhIS Barcoded Plan
Step 2 (40% Escrow)	Verify Customary Freehold / Stool Consent, OASL Concurrence & LVD Stamp Duty Assessment
Step 3 (30% Escrow)	Biometric Indenture Execution & Land Title Certificate Issuance in Buyer's Name

Ghana Land Act 2020 (Act 1036) & Diaspora Buyer Protection Note

Under Ghana Land Act 2020 (Act 1036), unlawful 'Land Guard' extortion is a felony, and every valid conveyance requires a Consolidated Search across PVMD, LRD, and Stool Lands plus a GhIS Licensed Surveyor Barcoded Site Plan. Use this dossier to anchor a 30% / 40% / 30% GBA Solicitor Escrow.