Greenbay

ELITE CITY
ABUJA

DEVELOPED BY PeakNova LIMITED



ELITE CITY • PYAKASA, ABUJA

BUYER'S VERIFICATION PACK

Come. See it. Verify it. Then decide.

200SQM ENTRY OPTION

₦4.8M

3-Bedroom Terrace + attached BQ

Title stated: FCDA C of O

PeakNova LIMITED

DEVELOPED BY

Real Estate • Investment • Technology

PROPERTY SNAPSHOT

Know the offer before you inspect.

This pack helps you review the key facts, understand what documents to request, and prepare for independent verification before you commit funds.

ENTRY PRICE	LOCATION	PLANNED HOME	TITLE STATED
₦4.8M	Pyakasa	3 Bedroom	FCDA C of O
200sqm option	Abuja	Terrace + attached BQ	Copy to be reviewed

The five questions this pack should answer

01 **What exactly am I buying?**
Plot size, planned residential use and the 200sqm prototype.

02 **Where exactly is it?**
Pyakasa, Abuja - inspect the physical location and surrounding access.

03 **What title supports it?**
FCDA C of O is the stated title; request the relevant copy and verify independently.

04 **What will I receive?**
Request the current offer letter, payment schedule, contract and allocation/documentation process.

05 **What happens next?**
Inspection, due diligence, written offer/terms, payment, documentation and allocation.

THE 200SQM PROTOTYPE

See what the entry option is designed for.

The 200sqm entry option is positioned for a modern 3-bedroom terrace with an attached BQ. The image below is the project prototype supplied for this option.



IMPORTANT DESIGN NOTE

Prototype imagery illustrates the intended home concept. Final building approvals, setbacks, architectural controls, service routes and estate development guidelines should be confirmed in the applicable project documents before construction.

TITLE & DUE DILIGENCE

Do not rely on marketing alone.

The stated title for Elite City is FCDA C of O. A serious buyer should request the relevant title documents and have an independent lawyer or property professional verify them before purchase.

1 **REQUEST**

Ask PeakNova for the relevant title copy, layout/survey information and current offer documents.

2 **MATCH**

Confirm the estate/site you inspect corresponds with the land described in the documents and survey coordinates.

3 **SEARCH AT AGIS**

Ask your own lawyer to run an official land search at AGIS before you pay. Follow the step-by-step guide on pages 05-06.

4 **REVIEW**

Review the contract, payment obligations, statutory/development charges, allocation process and building guidelines.

5 **PAY SAFELY**

Pay only through the official company payment channel stated in the approved offer/invoice and obtain receipts.

THE TITLE DOCUMENTS ARE NOT REPRODUCED IN THIS PACK

This pack summarises the offer. It does not reproduce the FCDA C of O, survey/layout, search report, offer letter or contract. Ask PeakNova for current copies of these documents and have them checked independently, including an official AGIS search, before you make any payment.

VERIFY AT AGIS • STEP BY STEP

How to verify the land at AGIS.

AGIS (Abuja Geographic Information Systems) keeps the official land records for the Federal Capital Territory. An official search shows who the records name as title holder and whether anything affects the land, such as a caveat, mortgage, court order or revocation. Work with a lawyer you appoint yourself.

1

COLLECT THE PLOT DETAILS

Ask PeakNova for copies of the C of O (every page) and the Technical Data Sheet (TDS) or survey plan with coordinates. Note the plot number, cadastral zone, file number, title holder, land size and land use. Every later check is compared against these.

2

CONFIRM WHO CAN SELL

Check that the name on the C of O matches the company selling to you. If another company holds the title, such as a landowner or joint-venture partner, ask for the agreement or power of attorney that allows the sale, and look each company up on the CAC public search.

3

LODGE AN OFFICIAL SEARCH AT AGIS

Your lawyer submits a written search request to AGIS with a copy of the title and the plot details. AGIS confirms any further requirements and the current fee. Pay fees only through official FCT payment channels and keep the receipt.

4

READ THE SEARCH REPORT

Compare every detail with your copies: title holder, plot number, zone, size and land use. Look for caveats, mortgages, court orders, recorded transfers, revocation, or unpaid ground rent and charges. Page 06 shows what to look for.

5

VERIFY THE SURVEY ON SITE

Have a SURCON-registered surveyor locate the beacons using the TDS coordinates. Confirm the land you inspected is the titled land and does not sit on a road, right of way or other government reservation.

6

CHECK PLANNING RULES

Ask whether the estate layout is approved by the relevant FCDA planning department and confirm your plot is within it. Building on the plot will need approved building plans from FCDA Development Control.

7

SECURE YOUR OWN TITLE

Your purchase is usually documented by a deed of assignment or sub-lease. In the FCT, transferring a statutory right of occupancy needs the FCT Minister's consent, then stamping and registration. Ask PeakNova for this process, timing and costs in writing.

GOOD TO KNOW

Requirements, fees and processing times are set by AGIS and can change, so confirm them with AGIS and your lawyer. Use only official FCT offices and payment channels, and never pay anyone who offers to "speed up" or "guarantee" a search. This guide is general information, not legal advice.

READING YOUR AGIS SEARCH REPORT

Know when to proceed, and when to stop.

Go through the search report with your lawyer before you make any payment. If anything is unclear, ask PeakNova to explain it in writing.

GOOD SIGNS

- The title holder matches the C of O, or the seller shows written authority to sell.
- Plot number, zone, size and land use match the TDS and the site you inspected.
- No caveat, mortgage, court order or competing transfer is recorded.
- The title is active, with no revocation and no outstanding ground rent or charges.
- Your surveyor confirms the beacons and coordinates on site.
- You received copies promptly and nobody pressured you to pay first.

STOP AND ASK

- The names do not match and there is no written authority to sell.
- AGIS has no record of the plot, or its details differ from your copies.
- A caveat, mortgage, court order or dispute is noted against the land.
- The title has been revoked, or ground rent or charges are long unpaid.
- The land you inspected falls outside the surveyed coordinates.
- You are asked to pay before a search, or to pay into a personal account.

KEY TERMS

AGIS
Abuja Geographic Information Systems, which keeps the FCT's land records and maps.

C of O
Certificate of Occupancy: evidence of a statutory right of occupancy granted in the FCT.

Offer of grant
The allocation offer that comes before a C of O is issued. It is not a C of O.

TDS
Technical Data Sheet: the survey record of the plot's coordinates and beacon numbers.

Recertification
An FCT process that re-validated older land titles in the AGIS records.

Caveat / encumbrance
A recorded claim, charge or restriction on the land, such as a mortgage or court order.

Minister's consent
Approval from the FCT Minister needed to transfer or sub-lease a right of occupancy.

Deed of assignment / sub-lease
The document that passes an interest in the land to you; it is stamped and registered after consent.

SURCON
Surveyors Council of Nigeria. Use a surveyor registered with it.

CAC
Corporate Affairs Commission. Its public search shows a company's registration details.

ASK PEAKNOVA FOR WHAT YOUR SEARCH NEEDS

Copies of the C of O and TDS, the plot details for your search, written authority to sell if another company holds the title, and the written process for your deed, Minister's consent and registration.

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BUYER'S DOCUMENT CHECKLIST

What to request before you pay.

Use this checklist during the sales process. Tick each item only after you have received and reviewed the current project-specific document or written term.

- ☐ **Project offer / price schedule**
  Confirms current price, plot option and validity period.
- ☐ **All charges in writing**
  Survey, documentation, development/statutory or other applicable charges.
- ☐ **FCDA C of O / title evidence**
  Relevant title copy supporting the stated FCDA C of O.
- ☐ **Payment instructions**
  Official beneficiary/account details issued by PeakNova.
- ☐ **Estate layout / survey information**
  Shows the estate layout and connects documents to the physical site.
- ☐ **Receipt / acknowledgement**
  Written proof for each payment made.
- ☐ **AGIS search / legal review**
  Your lawyer's official AGIS search. See pages 05-06.
- ☐ **Allocation process**
  When and how your specific plot is physically identified and allocated.
- ☐ **Contract of sale**
  Sets out parties, property, payment terms, obligations and remedies.
- ☐ **Building / estate guidelines**
  Applicable planning, design, setback and development rules.

INSPECTION EXPERIENCE

One visit. Five things to leave knowing.

The inspection should reduce uncertainty. It is not meant to pressure you into paying on the spot.

01
SITE TOUR
See the actual property, access and surrounding area.

02
LOCATION BRIEFING
Understand access routes, landmarks and surrounding development.

03
DOCUMENT REVIEW
Review the available project-specific title and sales documents.

04
PLOT CONSULTATION
Match your budget and intended use to the right plot option.

05
PAYMENT BRIEFING
Understand current payment terms and all applicable fees before commitment.

OUTSIDE ABUJA?

Book a live virtual inspection.

See the site through a live video call, ask questions in real time, and request specific views.

PURCHASE PATH

From interest to allocation.

This is the recommended control flow for a transparent transaction. The actual contract and current project terms govern where they differ.

1. **ENQUIRE**
   Choose the plot option and receive current project information.
2. **INSPECT**
   Physical or live virtual inspection of the estate and surroundings.
3. **VERIFY**
   Review the title, legal documents, offer terms and independent due diligence.
4. **RESERVE / ACCEPT OFFER**
   Follow the current written reservation or offer process, if applicable.
5. **PAY**
   Use the official company payment channel and collect acknowledgement/receipt.
6. **DOCUMENT**
   Execute the applicable contract and receive the documents due at that stage.
7. **ALLOCATE**
   Complete the physical allocation process when contractual requirements are met.

BEFORE YOU DECIDE

Ask the questions that matter.

What is the entry option?

200sqm at ₦4.8M, positioned for a 3-bedroom terrace with attached BQ.

Where is Elite City?

Pyakasa, Abuja. Prospective buyers should inspect the exact estate location and access.

What title is stated?

FCDA C of O. Request the supporting documents and verify them with an official AGIS search, see pages 05-06.

Can I inspect from outside Abuja?

Yes. You can book a live virtual inspection as well as a physical visit.

Do I have to pay during inspection?

No. Inspection should help you understand the property and documentation before a purchase decision.

Are payment terms fixed?

Use only the current written offer/payment schedule issued for the project. Do not rely on old adverts or verbal promises.

YOUR NEXT STEP

Book your inspection. Verify before you buy.

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Elite City, Pyakasa, Abuja

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