HanoVerify

SPECIMEN · FICTIONAL DATA

PROPERTY VERIFICATION · SPECIMEN

Property verification report

Gahanga sector, Kicukiro district, Kigali, Rwanda

LEVEL	Standard
PLOT	Residential plot, about 600 m², UPI shown on the real report
CLIENT	Client A., living in the United Kingdom (name withheld)
VISIT	Field visit on a weekday morning, 2 hours on site

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This specimen shows the structure of a HanoVerify report. The client, plot, people and findings are invented. Photos are illustrative. Real reports carry real, dated photos from the visit and a private video link.

1 · SUMMARY

What we confirmed, and what we could not

VERDICT

Proceed with one condition

The title is genuine and registered to the seller, with no caveat or surety. Three of the four boundary markers are in place. The east marker is missing: have a licensed surveyor re-establish it before you pay the balance.

7	1	1
Confirmed	Not confirmed	Not checked

ALL FINDINGS

Title matches the land register Register extract compared with the title copy	Confirmed
Registered owner matches the seller's ID Name and ID number checked against the record	Confirmed
No caveat on the parcel Parcel record, no annotation	Confirmed
No surety (not security for a loan) Parcel record	Confirmed
Land use allows a family house Residential use on the title	Confirmed
Plot is where the title says Site visit, photos 1 to 6	Confirmed
Boundary markers in place 3 of 4 found; east marker missing, photo 4	Not confirmed
Neighbours agree on the boundaries 3 interviews on video	Confirmed
Access road is public Outside the Standard scope	Not checked

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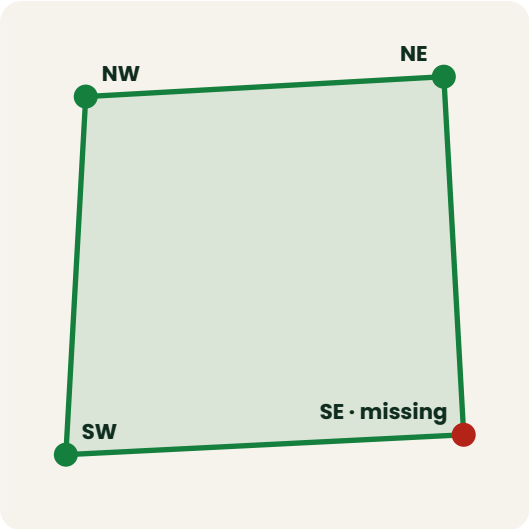
2 · TITLE AND REGISTER

The record matches the documents

We compared the title copy the seller sent with the National Land Authority's record of registered right holders. The names and ID numbers match exactly, and the parcel carries no caveat or surety. Land use on the title is residential.

3 · BOUNDARIES

Three of four markers found



The east side marker was removed during drainage works, according to the neighbour on that side.



Photo 4 · east side, where the marker should be (illustrative)

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4 · NEIGHBOUR INTERVIEWS

What the people next door told us



Interviews filmed with consent; private video link in the real report (illustrative photo)

Neighbour to the north
Has lived next to the plot since 2014. Confirms the seller's family has always farmed it. No dispute.

Neighbour to the east
Says the corner marker was taken out when the drainage channel was dug, and points to roughly where it stood.

Neighbour to the west
Knows the seller. Not aware of any other buyer or claim.

5 · NEXT STEPS

Before you pay the balance

1. Ask a licensed surveyor to re-establish the south east marker, in front of the east neighbour.
2. Conclude the sale agreement before a land notary.
3. Pay the registered owner only, through a traceable channel.

Limits of this report: field observations and the official record on the day of the visit. Not a legal opinion or a certified survey. Confirm legal steps with a licensed notary or lawyer.

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