



**WitCore**

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# USER MANUAL

*Prepared for:*

Land Commission

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*Prepared by:*

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University of Ghana

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## WHAT IS SEARTH?

Search is a curated marketplace for buying and selling Land online. Land documents are vetted before they are uploaded by the Lands Commission obliterating the possibility of Fraudulent Ads. To ensure safe transactions, Search has an in-built payment system. Search aims to facilitate and eliminate the hassle of the traditional way of buying and selling land.

## REQUIREMENTS

Search can be accessed with any major browser. This application requires Internet connection

## ACCESSING SEARTH

Search can be accessed using the URL provided. In order to access it, you will need an active internet connection. When enter the URL, you end up on our home page, where you would be able to use elements on the website.

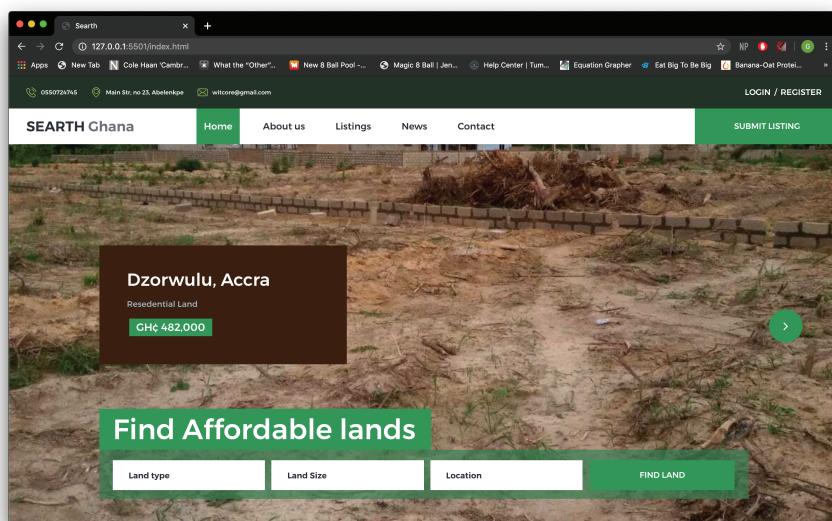


Fig 1. Landing Page (Main Interface)

## MAIN FEATURES

- Used as a medium to buy Land:** We host multiple advertisements of actual lands that are currently on the market for purchase, this provides customers with an abundant choice of lands to be bought. We not only provide an abundance in land choices but also, we connect potential buyers to the original owners of the land due to the fact that advertised lands on our platform have gone through a verification procedure, this guarantees our customers with an assurance of verification in their business transactions. Especially in our Ghanaian community where land fraud is very rampant, through the use of our platform customers can rest assure that they are conducting a business transaction with the original owner of the land.

**2. Used as a medium to sell Land:** We provide a platform which helps people to freely post adverts of lands they want to sell. We help them not only post adverts through our platform but also to be able to make contact with potential customers and also help coordinate business transactions between buyer and seller. We also carefully review all adverts that are being posted, to make sure the quality is up to our standards, where help may be needed, we provide assistance in helping post these adverts.

3. Can be used to provide consultation relating to acquiring land in Ghana.

## LOGIN/ REGISTRATION



**Register:** Registration is not compulsory to use this web application for searching purposes but in order to use it as a medium to host an add for sales purposes, this action is required.

Steps to Register are as follows:

1. Select the Register option on the Home Page, it can be found on the top right-hand corner of the sites Home page
2. Provide your email address, create a password, then fill out your personal information. This lets us know you are the rightful owner of the account, in addition your customers would need this information to make contact with you
3. A verification email would be sent to the e-mail address you provided, accept it to conclude the registration process

**Login:** The login feature is for users who have already gone through the registration process and want to return to their personal account on the site, where their feed would be custom to their account.

Steps to Login are as follows:

1. Select the Login option on the Home Page, it can be found on the top right-hand corner of the Home page.
2. Provide your personal information you used to sign-up for the page.
3. Once this information is verified, you'll be granted access to your account

## Recover Password: Forgot your password?

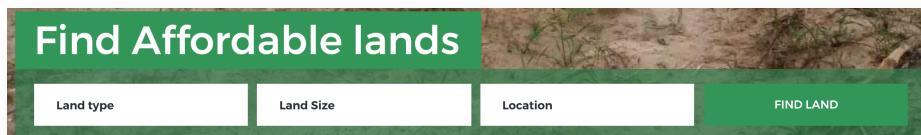
Follow these steps to log into your Search account:

1. If you forgot your password, you can reset your password from the "Login page".
2. After selecting "Login", click on recover password, then enter your email address. Make sure you use the email associated with your Search account.
3. You can reset your password via the email sent to your email address asking you to first verify recovery procedure. Then proceed to enter new password.

## BUYING LAND

There are two ways to find the Land you want to buy on our website

1. You can search for the land by entering your preferences in the criteria provided.



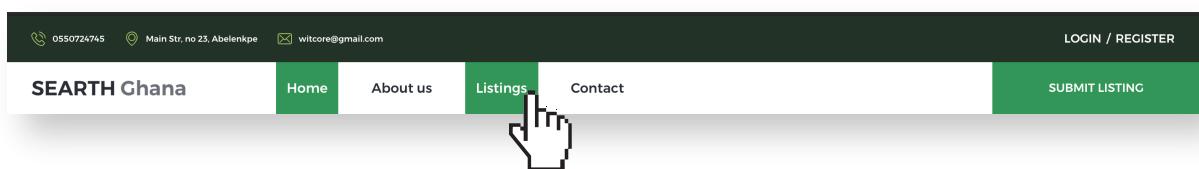
**Fig 2. Searching Land Element from Landing page**

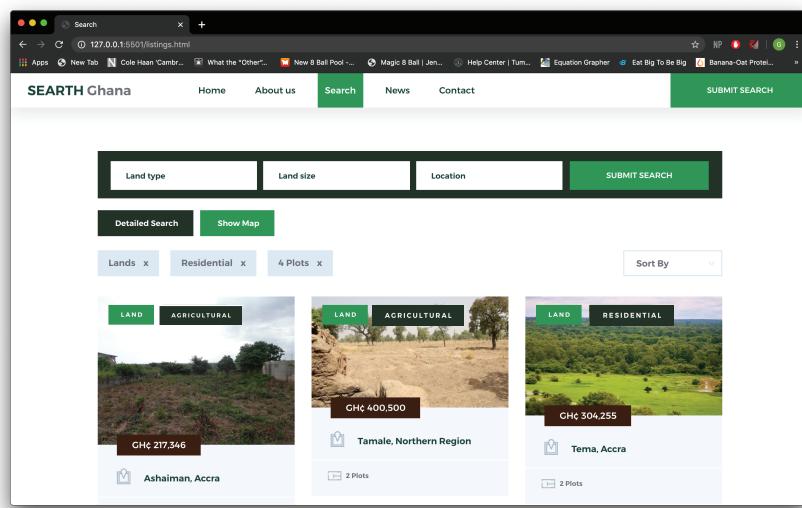
**Land Type** – Lands are categorized in terms of Residential, Agricultural and Commercial. Residential Lands are lands that are located in a Residential area. Agricultural lands are lands which can be used for Farming and Commercial lands are lands located in a place that is good for business

**Land Size** – This is the land area you are looking to buy. Depending on the size you want , you can enter the values e.g 2 Acres, 2x2, 1 Plot etc.

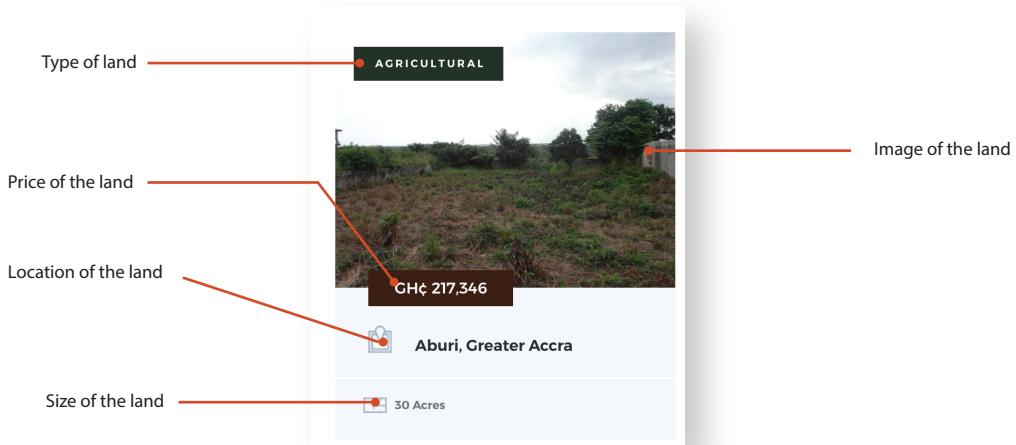
**Location** – Where the land is located (e.g Accra, Tema , Brong-Ahafo)

2. You can also view "Listings" tab in order to scroll through our catalogue.





**Fig 4. Search/ Listing Interface**



**Fig 6. Advertisement**

**Note: You can view the land available but you have to be logged in to purchase or make an enquiry**

#### Make payment

After both parties have agreed on amount of payment and method of payment. We provided a verification email to show as a legal stamp when transactions have taken place.

#### Leave your feedback about the seller.

Feel free to tell us about your purchase. Your feedback will be published online on the seller's page and will be very helpful for other buyers. Let's build a better, safe and professional business community in buying lands together.

# SELL LAND

In order to sell land you have to do the following:

## 1. Register

First in order to post an add you would need to have an account, to do this you would need to register by using your e-mail and phone number. Make sure you're entering a correct phone number and email, so your clients could reach you!

## 2. Select "Submit Listing".

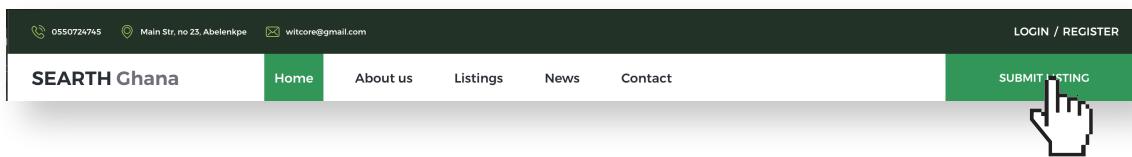
In order to initiate the selling procedure on Searth, first select the option to Sell on our website.

## 3. Provide metadata.

Information would be required about the advert you want to post, such as land size, images, and most importantly an indenture. According to The Town and Country Planning Department (TCPD) of Ghana, an indenture is a deed. Normally, real property transaction involves the sale of real property under contract and is usually consummated by the delivery of an indenture or deed. An indenture is a written instrument used to convey an interest in real property; thus an indenture or deed conveys legal title. This is how "Searth" deals with land litigation, through this validation process, only when the metadata of the seller checks out before they would be allowed to post an Advertisement. Hence in order to sell on "Searth", you would need to upload your photos and write a clear title and full description of your item alongside your indenture document. Enter a fair price, select attributes and send your advert to review!

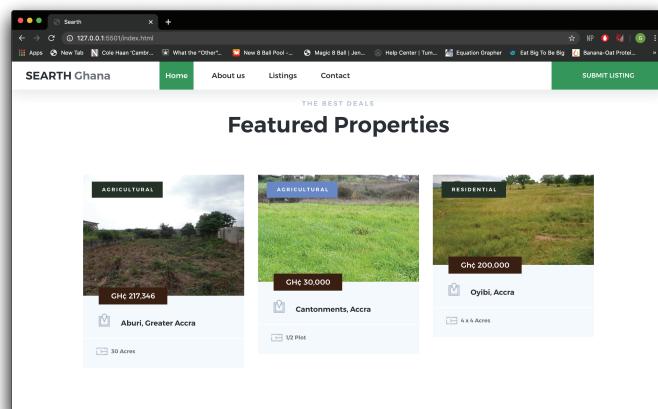
## 4. Answer the messages and calls from your clients!

If everything is ok with your advert, it'll be on Searth in a couple of hours after sending to moderation. We'll send you a letter and notification when your advert goes live. Check your messages and be ready to earn money!



# MISCELLANEOUS

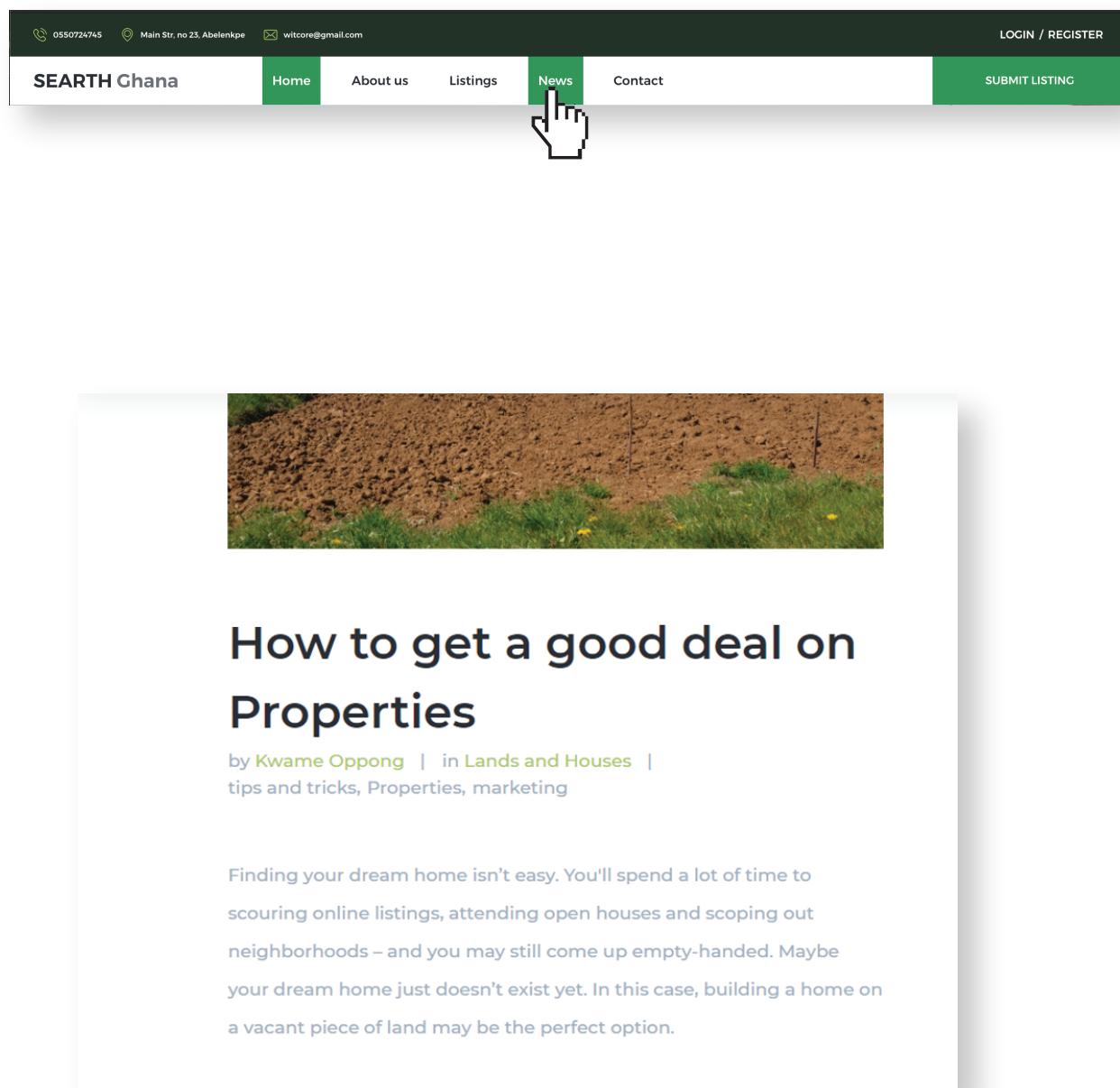
1. We have a section on our Homepage which displays the hottest deals currently available . Purchases can be made through here as well



2. Customers on Search can also read informative materials on the business of buying and selling of lands. We have a whole web page dedicated to educating our customers on trending and relevant information about the Lands business, we do this by both hosting and linking our customers to articles and blogs that could potentially be helpful.

Users of Search can view such articles by first selecting the articles webpage, this can be gotten to by clicking on "News" on the Dashboard of the site.

From there they would be directed to relevant and trending articles about the business of buying and selling of lands



**Fig 7. Example of News article**

## NEED MORE HELP?

If you need any further help using Searcht, feel free to email our customer service team on [witcore@gmail.com](mailto:witcore@gmail.com). Alternatively, you can call 0550724745. You can also kindly fill out the form on our Contact page tab.

## Get in touch

### SEARCHT

We make the process of buying and selling lands easier and much more secure for both parties, this is because our site deals with the act of land litigation for buyers to rest assured and to help sellers reach a wider audience.



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Your name

Your e-mail

Subject

Message