

FREE GUIDE BY WIN REALTY

The Port Harcourt Land Scam Detector

7 Red Flags to Check Before You Pay Anyone a Kobo
— and How to Verify Every Single One

by Win Realty Limited | RC: 1980608 | www.thewinrealty.com

Real Estate Made Easy

A personal note from Win Realty

We created this guide because we've seen it happen too many times.

A hardworking Nigerian — a teacher, an engineer, an entrepreneur — saves up ■2M, ■3M, even ■5M over years of sacrifice. They find a real estate company online. The website looks professional. The Instagram page is active. The agent is charming and responsive. They pay. And then — silence. The agent stops picking calls. The office is empty. The land? It was never theirs to sell.

This guide will not let that happen to you.

Inside, you'll find 7 specific red flags that every legitimate real estate company in Nigeria must pass — and exactly how to verify each one yourself, in minutes, before you spend a single naira. We've also included, at the end, how Win Realty checks every box — not because we want to sell you something, but because we believe transparency is how trust is built.

Read it carefully. Share it with anyone considering buying land in Port Harcourt. And use it every time you speak to any real estate company — including us.

— *The Win Realty Team, Port Harcourt*

1.540+

8+

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In

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Know these before you pay anyone anything

Each red flag below represents a real tactic used by fraudulent developers operating in Nigeria today. For each one, we've included exactly how to verify it yourself — with or without a lawyer.

1 No RC Number or CAC Registration

VERIFICATION LEVEL: EASY — TAKES 2 MINUTES

Every legitimate business operating in Nigeria must be registered with the Corporate Affairs Commission (CAC) and hold a unique Registration Certificate (RC) number. This is not optional — it is a legal requirement.

Fraudulent developers frequently operate without CAC registration because registration creates a paper trail and accountability. They use impressive-looking logos, professional websites, and social media pages — but they cannot show you an RC number because they do not have one.

If a real estate company cannot immediately tell you their RC number and you cannot verify it — stop the conversation. Do not pay. Do not negotiate.

HOW TO VERIFY IN 2 MINUTES:

- ✓ Ask the company: 'What is your RC number?' A legitimate company will give it immediately.
- ✓ Visit search.cac.gov.ng on your phone or laptop
- ✓ Type the company name in the search bar and press enter
- ✓ The CAC database will show you if the company is registered, when it was registered, and who the directors are
- ✓ Cross-check: does the name, address, and directors match what the company told you?

WIN REALTY PASSES THIS TEST:

Win Realty RC Number: 1980608. Registered name: Win Realty Limited. Verify this right now at search.cac.gov.ng. It takes 60 seconds. Our directors, registration date, and address are all on record.

2

No Physical Office Address — or an Address You Cannot Verify

VERIFICATION LEVEL: EASY — VISIT OR CALL AHEAD

Legitimate real estate companies have a physical office where you can walk in, meet the team, review documents, and ask questions face-to-face. Fraudulent operators exist entirely online — a WhatsApp number, an Instagram page, and a 'contact us' form that nobody answers after you've paid.

Some scammers do list an office address — but it is a co-working space they rent by the hour, a residential address, or an address that simply does not exist. Always verify the address before you commit to anything.

A company with no fixed office has no fixed accountability. If something goes wrong, there is no door to knock on. No person to hold responsible. No way to find them.

HOW TO VERIFY:

- ✓ Ask for the full office address including floor number and landmark
- ✓ Search the address on Google Maps — does it appear? Does Street View show an office?
- ✓ Call ahead and ask to speak with a specific staff member by name
- ✓ If possible, visit the office in person before making any payment — even just once
- ✓ Check if the address appears consistently on their website, social media, and all documents — inconsistency is a warning sign

WIN REALTY PASSES THIS TEST:

Win Realty office: 2nd Floor, Mall Flora, Opposite PHCN Power Station, SARS Road, Port Harcourt. Our doors are open Monday to Saturday. Walk in unannounced — we welcome it. Our team, our documents, and our CEO are on-site. You can meet Eze Maximus in person.

3

They Cannot Show You a Deed of Conveyance from a Past Buyer

VERIFICATION LEVEL: MEDIUM — ASK AND OBSERVE

A Deed of Conveyance is the legal document that transfers land ownership from the seller to the buyer. It is the most important document in any land transaction in Nigeria. If a developer has genuinely completed transactions with past clients, they will have sample deeds — with client names redacted for privacy — that they can show you as proof of their process.

A developer who has never issued a Deed of Conveyance has never completed a legitimate land transaction. They may promise you a deed — but if they cannot show you one they've issued before, there is no evidence they know how to produce one.

Beyond the deed itself, ask about the other documents in the transaction: survey plan, receipt, contract of sale. A genuine developer has a complete documentation package ready to show you.

HOW TO VERIFY:

- ✓ Say: 'Can you show me a sample Deed of Conveyance from a previous transaction (with the buyer's name removed)?'
- ✓ A legitimate company will produce this within minutes — it proves they have done it before
- ✓ Examine the deed: it should bear the name of a licensed conveyancing solicitor, a stamp duty endorsement, and clear property description
- ✓ Ask: 'Can I speak with one of your past clients?' A genuine developer will connect you with at least one happy client who will vouch for them
- ✓ If they hesitate, deflect, or say 'we don't have that' — walk away

WIN REALTY PASSES THIS TEST:

Win Realty issues a Deed of Conveyance to every single buyer — no exceptions. Our legal lead, Barr. Ejiro, oversees every document. We can show you sample deeds, connect you with past clients, and walk you through every document you will receive before you pay a single naira.

4

The Price Is Suspiciously Below Market Rate

VERIFICATION LEVEL: EASY — RESEARCH COMPARABLES

In Port Harcourt's real estate market, land prices in strategic locations reflect real scarcity, infrastructure, and demand. When a developer offers land at prices significantly below what comparable plots in the same area cost — that is not a bargain. It is a trap.

The psychology of a below-market price is powerful. It triggers urgency: 'I must get this before someone else does.' This is exactly what fraudulent developers want. They offer you a deal so good it overrides your judgment. Then the land does not exist, or it belongs to someone else, or the title is disputed.

Real estate, like most things, is priced by market forces. A genuine developer cannot sustainably sell land at 50% below market value. If the price seems too good to be true in Nigerian real estate — it almost certainly is.

HOW TO VERIFY:

- ✓ Research current land prices in the specific location on PropertyPro.ng, NigeriaPropertyCentre.com, and Jiji.ng
- ✓ Ask 2–3 other real estate agents what a plot in that area currently costs
- ✓ Calculate: if the price is more than 20% below comparable listings with no clear reason — investigate further before proceeding
- ✓ Ask the developer: 'Why is your price lower than comparable plots?' A legitimate answer exists — a vague or evasive answer does not

WIN REALTY PASSES THIS TEST:

Win Realty's pricing reflects real market value. Project Young Landlord is priced at ₦3,500,000 — consistent with current rates for strategic land in our locations. Our promo offers flexible payment terms, not artificially low prices. We'd rather lose a sale than mislead a buyer.

No Licensed Surveyor or Legal Team Involved

VERIFICATION LEVEL: MEDIUM — ASK FOR CREDENTIALS

Legitimate land transactions in Nigeria require two licensed professionals: a registered surveyor who prepares the survey plan and confirms boundary coordinates, and a solicitor who prepares and witnesses the legal transfer documents. Without these two professionals, the transaction has no legal standing.

Fraudulent developers skip these professionals because hiring them creates verifiable records. A surveyor files plans with the state surveyor general's office. A solicitor's details appear on legal documents and can be verified with the Nigerian Bar Association. Scammers cannot afford this level of accountability.

When a developer tells you 'we'll sort the documents later' or 'we don't need a lawyer for this' — that is a critical red flag. Documents do not sort themselves. They require licensed professionals, and legitimate developers employ them from day one.

HOW TO VERIFY:

- ✓ Ask: 'Who is your licensed surveyor and what is their registration number?'
- ✓ Ask: 'Who is your legal solicitor and which firm are they with?'
- ✓ Verify the surveyor's registration on the website of the Surveyors Council of Nigeria (SURCON)
- ✓ Verify the solicitor with the Nigerian Bar Association (NBA) portal
- ✓ Ask to see a sample survey plan from a previous project — it will bear the surveyor's stamp and registration number

WIN REALTY PASSES THIS TEST:

Win Realty's team includes Surv. Emma-Wele Justice (Principal Surveyor) and Barr. Ejiro (Legal Lead). Both are licensed, verifiable professionals. Every transaction involves both. We can provide their credentials on request.

They Rush You to Pay Before You've Seen Anything

VERIFICATION LEVEL: INSTINCTIVE — TRUST YOUR GUT

High-pressure sales tactics are the signature of real estate fraud in Nigeria. The script is always the same: 'Only 2 plots left.' 'This offer expires tonight.' 'Another buyer is coming to pay tomorrow morning.' 'If you don't pay the deposit now, we cannot hold it for you.'

Legitimate developers do not pressure you. They understand that buying land is a major financial decision that deserves careful consideration. They welcome your questions. They encourage you to do due diligence. They are confident enough in their product and their track record to let you take your time.

Urgency that cannot be verified — 'another buyer,' 'only 2 plots,' 'tonight only' — is manufactured to override your judgment. The moment you feel pushed, slow down. Ask for time. If they refuse to give it to you, that refusal is your answer.

HOW TO PROTECT YOURSELF:

- ✓ Never pay on the same day you first speak to a developer — sleep on it
- ✓ Say: 'I need 48 hours to do my due diligence.' Watch how they respond.
- ✓ A legitimate developer will say 'of course' — a fraudulent one will escalate the pressure
- ✓ Call back the next day with one verification question from this guide — if they cannot answer it, you have your answer
- ✓ Share the developer's details with a trusted friend or family member before paying anything

WIN REALTY PASSES THIS TEST:

Win Realty never pressures clients to pay before they are ready. We encourage every prospective buyer to visit our office, read our company profile, verify our RC number, and speak with past clients. Our 20-month promo has a real deadline — May 22nd, 2026 — but we will never manufacture false urgency to take your money.

7

No History of Delivered Estates — No Proof They've Done It Before

VERIFICATION LEVEL: MEDIUM — REQUEST EVIDENCE

The most important question you can ask any real estate developer is not 'what will you build?' but 'what have you already built?' Past delivery is the only reliable predictor of future performance. A developer with no delivered estates, no completed projects, and no verifiable client base is asking you to be their first guinea pig.

Many fraudulent operators present beautiful 3D renderings, architectural plans, and brochures for projects that do not exist. They take deposits from hundreds of buyers, collect the money, and disappear — or stall indefinitely with excuses about 'government approval delays' and 'material costs.'

Protect yourself by demanding evidence of completed work. Not plans. Not promises. Not renderings. Actual delivered land or property — with clients who took possession and received their documents.

HOW TO VERIFY:

- ✓ Ask: 'How many estates have you completed and where are they located?'
- ✓ Request the addresses of completed estates — then visit them or send someone
- ✓ Ask to be connected with 2–3 clients who have received their deeds and taken possession of their land
- ✓ Search the company name on Google, Instagram, and Facebook — do you see evidence of real activity over multiple years?
- ✓ Check if they appear in local news, industry events, or community mentions — real companies leave real traces

WIN REALTY PASSES THIS TEST:

Win Realty has delivered 8+ estates since 2022. 1,540+ clients hold their documents. We can give you addresses, client contacts, and site locations to verify. Our track record is our strongest sales tool — and it is entirely verifiable.

BONUS

How Win Realty passes every test in this guide

We believe the best way to earn your trust is not to ask for it — but to prove we deserve it. Here is exactly how Win Realty measures against every red flag in this guide.

1

RC Number & CAC Registration

RC: 1980608. Registered as Win Realty Limited with the Corporate Affairs Commission. Verify at search.cac.gov.ng in under 2 minutes.

2

Physical Office

2nd Floor, Mall Flora, Opposite PHCN Power Station, SARS Road, Port Harcourt. Open Monday–Saturday. Walk in unannounced.

3

Deeds of Conveyance

Issued to every single buyer without exception. Overseen by Barr. Ejiro, our Legal Lead. Sample deeds available to view before you commit to anything.

4

Fair & Transparent Pricing

■3,500,000 for Project Young Landlord — consistent with market rates in our locations. No artificially low prices. No hidden fees after payment.

5

Licensed Surveyor & Legal Team

Surv. Emma-Wele Justice (Principal Surveyor, SURCON registered) and Barr. Ejiro (Legal Lead, NBA verified). Both involved in every transaction.

6

No Pressure Sales

We encourage due diligence. Ask us anything. Take your time. Visit our office. Speak with past clients. We are confident enough in our work to let you verify everything first.

7

Delivered Estates & Verified Clients

8+ estates delivered since 2022. 1,540+ clients hold their documents. Zero litigation in our operating history. Client references available on request.

"We don't ask you to trust us blindly. We ask you to verify everything — and then decide. That's the Win Realty standard."

— Eze Maximus Chukwujindu, Founder & CEO, Win Realty

Print this. Use it with every developer you speak to.

Before you pay any real estate company in Nigeria, confirm each item below. A legitimate developer passes every single one.

■ CAC Verified

I have confirmed their RC number at search.cac.gov.ng

■ Physical Office

I have verified (or visited) their office address

■ Deeds of Conveyance

I have seen a sample deed from a past transaction

■ Market-Rate Price

The price is consistent with comparable plots in the area

■ Licensed Surveyor

They have named a SURCON-registered surveyor

■ Legal Team

They have named an NBA-verified solicitor

■ No Pressure

They gave me time to do due diligence without rushing me

■ Past Clients

I have spoken with or verified at least one past client

■ Delivered Estates

I can verify at least one completed project

■ Clear Documentation

I know exactly what documents I will receive on completion

Ready to speak with a developer you can actually trust?

Win Realty passes every test in this guide. 1,540+ clients. 8+ delivered estates. Zero litigation. Full documentation for every buyer.

Send us a WhatsApp message right now:

GUIDE

to +234 — [YOUR WHATSAPP NUMBER]

Or visit us: 2nd Floor Mall Flora, SARS Road, Port Harcourt
www.thewinrealty.com | RC: 1980608