

VITAGUARD BY VITA DIGITAL - SELLER
COUNTER-OFFER & REMEDIATION
DOSSIER [SAMPLE REPORT]

Ibeju-Lekki / Eleko Coastal Corridor (Lagos State, Nigeria)

44/100 | GRADE D SANDFILL &
EXCISION WARNING
VitaGuard | US & Pan-African Satellite OS

WATERMARK: OFFICIAL VITAGUARD SAMPLE REPORT - VISIT VITADIGITAL.COM TO AUDIT YOUR PLOT (NGN 22,500 / \$19)

Dossier ID	NEG-NG-SAMPLE-4409	Parcel VIN	GPF-NG-LEKKI-4409
Date	2026-10-14	Corridor	Ibeju-Lekki / Eleko Coastal Corridor (Lagos State, Nigeria)
GPS	6.4474, 3.8520	Composite Trust Score	44/100 (CAUTION - SEASONAL LAGOON WATERLOGGING & SANDFILL REQUIRED)

1. SATELLITE FLOOD & RADAR INUNDATION EVIDENCE (2021-2026)

July-Sept Rainy Season NDWI	+0.34 (Active coastal waterlogging detected under cloud cover - Plain English: Plot holds standing water during peak Lagos rains)
Sentinel-1 SAR Radar Backscatter	-18.6 dB (Confirms standing water & compressible alluvial clay requiring raft/pile engineering)
Dry-Season False Appearance Warning	Plot looks dry in Jan-Feb Harmattan (NDVI 0.31), masking severe June-Sept lagoon ponding
500m Neighbourhood Memory	3 diaspora buyers flagged un-gazetted 'Excision in Process' within 500m radius

2. ITEMIZED ENGINEERING CAPEX DEDUCTION SCHEDULE (600 SQM PLOT)

Seller Asking Price	NGN 25,000,000 (\$16,129 USD)
Deduction #1 - Hydraulic Lagoon Sand-Filling (1.5m compacted lift across 600 sqm)	-NGN 5,200,000
Deduction #2 - Reinforced Raft / Pile Foundation Engineering Premium	-NGN 2,650,000
Deduction #3 - SURCON Red-Copy Charting & Lagos Official Gazette Verification	-NGN 900,000
Maximum Recommended Counter-Offer	NGN 16,250,000 (Saves Buyer NGN 8,750,000 / 35.0% Discount)

3. NIGERIA NBA CONVEYANCING & DIRECT VENDOR BANK-TRANSFER ESCROW PROTOCOL

Title Rule #1	Never pay into personal agent accounts for 'Excision in Process' without Lagos State Official Gazette Vol/Page proof
Title Rule #2	Require SURCON Licensed Surveyor coordinates charting at Alausa Office of the Surveyor-General before Stage-1 Escrow
Build Rule #3	Lock all post-closing Dangote/Lafarge cement & block purchases via VitaGuard Direct Vendor NUBAN Escrow (6-Digit Store PIN)

Good-Cop / Bad-Cop Family & Seller Harmony Script (WhatsApp-Ready)

"Hello Uncle / Agent - I want us to close on this Ibeju-Lekki plot, but our US/Lagos compliance audit (VitaGuard Dossier NEG-NG-SAMPLE-4409) flagged +0.34 rainy-season waterlogging and -18.6 dB SAR radar backscatter requiring NGN 7,850,000 in hydraulic sand-filling and raft foundation work. Their maximum approved release is NGN 16,250,000 subject to SURCON Red-Copy Charting and Lagos Gazette verification."