

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

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)
 - * Sentinel-1 SAR Radar Backscatter: -18.6 dB (Confirms standing water & soft alluvial clay)
 - * 500m Neighbourhood Memory: 3 diaspora buyers flagged un-gazetted 'Excision in Process'

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 Lift): -NGN 5,200,000
 - * Deduction #2 - Reinforced Raft / Pile Foundation Premium: -NGN 2,650,000
 - * Deduction #3 - SURCON Red-Copy Charting & Lagos Gazette Audit: -NGN 900,000
 - * Maximum Recommended Counter-Offer: NGN 16,250,000 (Saves Buyer NGN 8,750,000 / 35%)

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