



# HIS GLORY FLOURISH ESTATE Phase 2



**ABAPAWA**  
ILARA ROAD, EPE



A Development by

RC:1698927

**CLISS HOMES**  
INVESTMENT LIMITED

SUBSCRIPTION  
**FORM** 

# INTRODUCTION



## OUR MISSION

At CLISS HOMES INVESTMENT LIMITED we are dedicated to achieving our vision by creating an energetic, positive, results-driven work environment focused on the investment and development of Long-term relationships. We measure our success by the results delivered to clients. Our ethics are built on our commitment to offer superior customer services and bespoke real estate products.

## OUR VISION

At CLISS HOMES INVESTMENT LIMITED our vision is to be the leading real estate service provider in Africa and the preferred place of employment for real estate professionals. We consistently strive to develop collaborative partnerships, based on transparency and mutual trust, which serve to build enduring client relationships. As we expand, we are committed to those principles

## OUR CORE VALUES

Communication, commitment, and client care are the core values that emanate throughout every activity that we undertake. By listening and taking the time to understand our clients' needs, we are proud to consistently deliver exceptional results to optimize the value of our clients' property assets, at home and abroad.



## PERSONAL DATA

ATTACH  
PASSPORT  
HERE

Title:

Surname:

First Name:

Other Name:

Maiden Name:

Marital Status:

Nationality

Date of Birth:

DD/MM/YY

Current Address:

Mailing Address:

E-mail:

Mobile:

Other Number:

## NEXT OF KIN

Full Name:

Relationship:

Mobile:

E-mail:

## CURRENT EMPLOYMENT DETAILS

Employer:

Designation:

Telephone:

Address:

## PURPOSE OF PURCHASE

Residential

Commercial

Investment

No of Plots

## PERSONAL DATA

Outright

2 months

4 months

6 months

KINDLY FILL ALL DETAILS IN THIS FORM

## AGREEMENT AND UNDERTAKING

I \_\_\_\_\_ hereby declare that all information provided on this subscription form for the purpose of obtaining properties at **ABAPAWA ILARA ROAD, EPE** is valid. Any false or inaccurate information given by me may result in the decline of my application.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

### IN THE PRESENCE OF

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Occupation: \_\_\_\_\_

\_\_\_\_\_  
WITNESS' SIGNATURE

\_\_\_\_\_  
DATE

## FOR OFFICIAL USE ONLY

Consultant's Name: \_\_\_\_\_

Consultant's Mobile: \_\_\_\_\_

Consultant's Group Name: \_\_\_\_\_

Consultant's Email: \_\_\_\_\_





**QUESTION:**

**Where is HIS GLORY FLOURISH ESTATE PHASE 2 located?**

**ANSWER:**

**HIS GLORY FLOURISH ESTATE PHASE 2 is located at Abapawa, Ilara Road, Epe**

**QUESTION:**

**Who are the owners or developers of HIS GLORY FLOURISH ESTATE PHASE 2?**

**ANSWER:**

**CLISS HOMES INVESTMENT LIMITED**

**QUESTION:**

**What are the available size?**

**ANSWER:**

**300sqm N700K and 500sqm N1,000,000**

**QUESTION:**

**Are there any issues on the land?**

**ANSWER:**

**No, the land is free from any known government acquisition or interest and adverse claims.**

**QUESTION:**

**What is the price of the commercial plot?**

**ANSWER:**

**Attracts additional price of 30%**

**QUESTION:**

**What title does HIS GLORY FLOURISH ESTATE PHASE 2 have?**

**ANSWER:**

**Freehold, Deed & Survey**

**QUESTION:**

**What do I get after payment for the land?**

**ANSWER:**

**Payment receipt, Acknowledge letter and Contract of Sale.**

**QUESTION:**

**When will my plot(s) be allocated to me?**

**ANSWER:**

**Physical allocation of plot(s) will be after payments have been made for Deed of Assignment, Survey/Allocation and Development Levy.**

**QUESTION:**

**What other payment do I have apart from the payment for the land?**

**ANSWER:**

- I. Documentation & Survey - N250,000 per plot**
- II. Development Fee- N400,000 per plot**
- III. Plot Demarcation Fee- N50,000 Per plot (Payments can be made few days to allocation)**

**QUESTION:**

**What type of infrastructure will the development provides?**

**ANSWER:**

**Good road network , Perimeter fencing, Gate House, Green area and Security provision**

**QUESTION:**

**Can I resell my plot?**

**ANSWER:**

**Yes, a Subscriber can resell his/her plot(s), the buyer will inherit all the assets and liabilities on the plot(s) . CLISS HOME INVESTMENT LTD. would require the seller to furnish the company with details of the buyer.**

**QUESTION:**

**Is the road motorable?**

**ANSWER:**

**Yes, the road to the estate is motorable**



**QUESTION:**

What is the payment structure (Outright payment only)?

**ANSWER:**

- I. 300 SQM and 500 SQM
  - II. Outright payment per plot is 300sqm N700,000 and 500sqm is N1,000,000
  - III. 4 Months Instalment Plan For 300sqm N900,000 and 500sqm N1,250,000 While 6 Months Instalment Plan for 300sqm is N1,100,000 and 500sqm Is N1,500,000
  - IV. Commercial plots attract additional 30% of Land cost.
  - V. Corner piece plots attracts 10% of Land cost.
  - VI. Change /correction of name(s) attracts N10,000 charges (subject to review)
  - VII. Transfer of ownership attracts 10% of land cost.
  - VIII. N.B: Non-payment of the monthly installments as at when due shall be treated as a fundamental breach of the contract which could result in termination or revocation of the contract/ OR attract a default charge of 10% of the monthly instalment payment.
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**QUESTION:**

When do I make other payments?

**ANSWER:**

All other payments must be made before physical allocation.  
Payment includes:  
-Development Levy.  
-Deed of Assignment.  
-Survey Plan.

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**QUESTION:**

Is there any time limit to commence my work on my land?

**ANSWER:**

No, but you are required to put a dwarf fence on the land. Else, you pay N15,000 Horticulture fee yearly to make your land a green area pending the time you are ready to develop the land.

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**QUESTION:**

Is there any restriction regarding the type of building I can construct in the estate

**ANSWER:**

Yes, The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section. (Commercial or residential) i.e Bungalow, Block of flats/Detached houses (duplex). Note, "Face-me -I-face you" (Tenement Houses) will not be permitted All building design must conform to the required set back of the building control of the estate and such design would be approved by the company with LSG afterwards.

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**QUESTION:**

Can I pay to consultants?

**ANSWER:**

NO! All payment for HIS GLORY FLOURISH ESTATE PHASE 2 should be paid to  
Account Name: CLISS HOMES INVESTMENT LIMITED  
Bank Name: ECO Bank  
Account No: 1710027481



**QUESTION:**

Would failure to continue instalmental payment lead to a refund?

**ANSWER:**

Yes, In the event of refunds, you are required to give the company 90 days notice to process your refund. The refund shall be processed and paid 40% less the amount paid for the plot(s) (Administrative fee and others).

I hereby confirmed that I have seen the land and ready to go on with transaction. Therefore, the information provided, FAQ and Terms herewith is acceptable an consented by me. I acknowledge receiving and reading a copy of it.

Full Name:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# LANDMARKS

