



## PROCEDURES FOR PRIORITY RESERVATION OF PLOT OF LAND/ RESIDENTIAL UNIT BY CLASS A BONDHOLDERS

### 1. GENERAL INFORMATION

#### 1.1 TIMELINE

POINTE D'ESNY PROJECT TIMELINE	
Cautionary Announcement – The “Communiqué”	12 <sup>th</sup> February 2018
Reservation Start Date	28 <sup>th</sup> February 2018
Reservation End Date	7 <sup>th</sup> March 2018
Issue date of “Plot/residential unit allocation document”	09 <sup>th</sup> March 2018
Opening of reservation to the General Public	10 <sup>th</sup> March 2018
Period for signature of “Plot/residential unit allocation document” by bondholder signifying the number of bonds to be redeemed	13 <sup>th</sup> March to 26 <sup>th</sup> March 2018
Bond Redemption Processing Date	28 <sup>th</sup> March 2018
Signature of “Contrat de réservation préliminaire (CRP) »	29 <sup>th</sup> March to 16 <sup>th</sup> April 2018

#### 1.2 PRESENTATION OF THE PROJECT

An open day will be organized on the following days at the Preskil Hotel (Pointe Jerome)

- Friday 2<sup>nd</sup> March: 10h-16h
- Saturday 3<sup>rd</sup> March: 10h-16h

### 2. APPLICATION AND RESERVATION PROCESS

#### 2.1 SUBMISSION OF APPLICATION FORM

Priority reservation period for Class A Bondholders will start on the 28<sup>th</sup> February 2018 and will end on the 7<sup>th</sup> March 2018.

Applicants are requested to fill in the application form and to submit the other required documents (see application form) at latest by the 7<sup>th</sup> March 2018 through registered post or hand delivered to:

Pointe d'Esny Lakeside Co Ltd  
c/o Compagnie de Beau Vallon Limitée (CBVL)  
Riche en Eau  
St Hubert  
Tel : +230 633 41 00  
[property@cbvl.mu](mailto:property@cbvl.mu)

**A copy of the documents can also be sent by email.**

## 2.2 RESERVATION AND ALLOCATION EXERCISE

- Only Class A Bondholders that are Qualified Investors shall be entitled to apply for the plot of land/residential unit reservation. A Qualified Investor is an investor who is eligible to purchase immovable property in Mauritius in accordance with the Non-Citizens (Property Restriction) Act 1975.
- Class A Bondholders who are Qualified Investors shall be entitled to apply for the reservation of up to 3 plots of land/residential unit per Real Estate Development in priority to the general public.
- The applicant will indicate the choice of plots of land/residential unit in order of preference and there will be no limitation as to the number of plots/residential units that can be listed on the application form.
- Only Class A Bondholders on the Register on the Reservation start Date shall be entitled to exercise their rights of Property Reservation.
- The priority of reservation will be given to those qualified investors holding the largest outstanding nominal amount at the Reservation Start Date.
- In the event Qualified Investors having the same nominal amount of bond(s) have exercised their priority reservation on the same plot(s) of land/residential unit, allocation of the plot(s) of land/residential unit will be done through a draw effected in the presence of a notary.
- CBVL offers no guarantee that a Qualified Investor would be allocated his preferred plot(s) of land/residential unit (s).
- A "Plot/residential unit allocation document" will be issued by CBVL to all successful applicants following the completion of the allocation exercise.
- The "Plot/residential unit allocation document" will need to be filled in and signed by the bondholders indicating the number of bond(s) that would be redeemed at a 5% premium and whose proceeds will be applied towards the payment of their plot(s) of land/residential units.
- Only those Class A bondholders who appeared on the register on the Reservation Start Date and have remained on the Register at the Redemption Processing Date shall be entitled to apply for the redemption of their bond(s) to be used for the payment of their plot(s) of land/residential units.
- Any balance which is not paid from the bond redemption proceeds needs to be settled through either an office cheque or a bank transfer.
- The « Contrat de Réservation Préliminaire (CRP) » will be signed within 2 weeks of the redemption processing date.

## 2.3 PAYMENT TERMS

### 2.3.1 PLOT OF LANDS

- 1st instalment: 10% payable on signature of the CRP
- 2nd instalment: 20% payable 3 months following the signature of the CRP
- 3rd instalment: 70% payable on signature of the deed of sales

### 2.3.2 RESIDENTIAL UNIT (VEFA)

Payment of the sale price is generally payable in installments as follows:

- 10% deposit payable within 15 days of signature of the CRP;
- 15% upon signature of the Deed of Sale;
- 10% at completion of foundations
- 15% at completion up to First Floor Level
- 20% at completion up to Roof Level



- 15% at completion of closure
- 10% at practical completion
- 5% at completion of external works and final handing Over

The above percentages are upper limits (and can therefore be divided into smaller tranches) payable as works progress against progress certificates issued by the architect, quantity surveyor or principal agent.

#### **2.4 OTHER TERMS AND CONDITIONS**

- The Company reserves the right to amend the payment terms in line with the Investment Promotion (Property Development Scheme) Regulations 2015.
- The Company reserves the right to reject any application in case there are any errors, omissions and irregularities in the information provided and/or documents submitted by the applicant.
- A bondholder can be represented by another person above 18 years old. The bondholder should authorize him/ her to do so through a duly registered power of attorney drawn up by a notary.