

## **APPLICATION FOR LAND ON ILE SOLEIL FOR DUPLEX DWELLING UNITS**

**Kindly note that ONLY Seychellois Citizens who are first-time buyers are eligible**

Applicants are invited to apply for lease and transfer of duplex dwelling plots on Ile Soleil. The plots on offer are as follows:

Parcel No.	Area - Square Meter (m <sup>2</sup> )	Permitted Use	Permitted Physical Development	Price per m <sup>2</sup> (SCR)	Total Cost (SCR)
S9172	388	Housing Duplex	Ground Floor+ 1 Floor 2 units allowed in one block Maximum building footprint including access road and parking = 120m <sup>2</sup>	1,380	535,440
S9200	370			1,380	510,600
S9202	274			1,380	378,120
S9210	305			1,380	420,900

### **Collection of Application Forms**

The Application Forms can be obtained as from Thursday 15<sup>th</sup> May 2014, from the Ile Soleil Sales Office, Room 10, 2<sup>nd</sup> Floor, International Conference Centre (ICCS), Latanier Road, Victoria, Mahé, Seychelles. The deadline for collection of Application Forms is at 1200hrs on Friday 13<sup>th</sup> June 2014.

### **Address for all correspondence & Further Information**

Ile Soleil Sales Office, Room 10, 2<sup>nd</sup> Floor, International Conference Centre (ICCS), Latanier Road, Victoria, Mahé, Seychelles. Telephone: +248 2500 888 or Email: [info@ilesoleil.sc](mailto:info@ilesoleil.sc)

### Application Procedure

Interested applicants for the residential (duplex) plots should follow the steps listed below:

Step A	Description of action B	Deadline C	Remarks D
2.1	<b>Collection of Application form</b> Collect application form Ile Soleil Sales Office, Room 10, 2 <sup>nd</sup> Floor, ICCS Building, Latanier Road, Victoria, Mahé Seychelles	Collection of application form from 0900hrs on Thursday 15 <sup>th</sup> May 2014 until Friday 13 <sup>th</sup> June 2014 at 1200hrs	The application form will also be available on: <a href="http://www.ilesoleil.sc">www.ilesoleil.sc</a>
2.2	<b>Site visit</b> Ile Soleil will be opened for viewing of plots on offer. Interested persons should contact the Ile Soleil Sales Office, Room 10, 2 <sup>nd</sup> Floor, ICCS Building, Latanier Road, Victoria, Mahé Seychelles for necessary arrangements		<b>Telephone: +248 2500 888</b>
2.3	<b>Documents to submit</b> Submit the dully completed application form in a sealed envelope and have the envelope addressed to the <b>2020 Development (Seychelles) Ltd. Office, Room 9, 2<sup>nd</sup> Floor, ICCS Building, Latanier Road, Victoria, Mahé, Seychelles.</b>  Submission must be made in person and the officer will give a receipt to the applicant upon verification by an officer.  i) Copy of National Identity Card;  ii) Statements from Banks, Employer detailing any loans or debt (or confirming no committed loans or debt);  iii) "Pre-Loan Approval " letter from your bank; and,  iv) A participation fee of SCR20, 000.00	Date and time: Friday 13 <sup>th</sup> June 2014 at 1600hrs	Applications submitted after the deadline will not be considered.  Should information requested in column (B) be missing, or forms not properly completed, application may be rejected.  The participation fee of SCR20,000.00 shall be forfeited in the event the person is eventually offered the plot and he/she does not proceed with purchase

#### DECLARATION:

##### Individual Applicant

National Identity Number:	Date of Birth:
Surname:	First Name:
Home Address:	Tel Number:
District:	
Profession:	Employer:
Place of Work:	Tel Number:

**Co-Applicant (if applicable)**

National Identity Number:	Date of Birth:
Surname:	First Name:
Home Address:	Tel Number:
District:	
Profession:	Employer:
Place of Work:	Tel Number:

**Details of Application**

Date of Application:	
Parcel number of plot applied for purchase:	
Size in Square Meters of Parcel	
Total cost of the parcel:	SR.
I have paid a participation fee of SCR20,000/- into the 2020 Development (Seychelles) Ltd's account:	
<b>*Cash payments are payable ONLY into 2020 Development (Seychelles) Ltd's account at Bank of Baroda</b>	
<b><u>Account Details:</u></b> <b>2020 Development (Seychelles) Limited</b> <b>Bank of Baroda</b> <b>Victoria, Mahé, Seychelles</b> <b>Account Number 90210200001833</b> <b>Swift Code BARBSCSC</b>	
<b>N.B.: If by Cheque, please indicate cheque number:</b>	
<b>Please ensure that you obtain and properly keep the provided receipt.</b>	

Application for Land for Duplex Plots on Ile Soleil

I/We ..... of ..... hereby declare that the information given above is true and correct and that I/we do not own any immovable property in Seychelles, we are of Seychellois Citizens and meet the minimum age requirement (18 years old).

I/We agree with the following terms and conditions:

<b>Allocation Type</b>	Leasehold and upon completion of the building the plot will be transferred to the applicants as a Freehold.
<b>Person</b>	An individual or co-application of no more than 2 individuals
<b>Nationality</b>	Seychellois only
<b>Minimum Age</b>	18 years
<b>Status of Land Ownership</b>	Only first time buyers
<b>Development Covenant</b>	The development of infrastructures on Ile Soleil shall commence in June 2014 and shall be completed within 18 months. The Owner shall commence construction of the building, within 6 months of and shall complete such construction within 30 months of, the completion of the infrastructures. Provided always during the construction of the infrastructures the Owner shall have reasonable access to the Parcel, for the sole purpose of taking the necessary steps and effecting the necessary exercise, to produce any such documents required, for the purpose of obtaining the requisite approval, for the construction of the building, from the relevant Government authority.
<b>Restriction on Sale</b>	In the event the developer wishes to sell a unit the said plot shall be registered as a condominium under the Condominium Act. Upon registering as a condominium, 1 unit can be sold. The 2 <sup>nd</sup> unit of the condominium may only be sold after a 5 year lapse from the date of transfer of the plot. Both units may only be sold to Seychellois citizens.  No subdivision allowed.
<b>Renting</b>	Yes, allowed
<b>Selection/Transfer Process</b>	<ul style="list-style-type: none"> <li>• Application form</li> <li>• Means test</li> <li>• Qualify</li> <li>• Applicants may only apply for 1 specified plot only</li> <li>• Pay a participation fee of SCR20,000.00 (which shall be forfeited in event the person is eventually offered the plot and he/she does not proceed with purchase). Unsuccessful applicant(s) shall be refunded the participation fee of SCR20,000.00</li> <li>• One deposit will allow a participant to select any plot of his choosing in a particular category</li> <li>• The Client shall have the final and absolute right to decide to whom any parcel/plot of land will be allocated</li> <li>• Successful applicant(s) shall enter into a promise of lease with the client prior to transfer of the plot. A deposit of 20% shall be payable within 14 days by the successful candidate upon being awarded the plot and subsequently a promise of lease shall be executed between the Client and successful applicant. For the purpose of clarity the participation fee of SCR20,000.00 shall form part and parcel of the 20% deposit. Early entry for purpose of planning application will be granted.</li> <li>• Offered person must pay balance 80% within twelve months to confirm acceptance</li> <li>• Should the applicant fail to meet the deadline of the twelve months to effect the balance payment 2020 Development (Seychelles) Ltd. may offer the plot to an alternative applicant and the promise of lease will be rescinded and the deposit forfeited.</li> <li>• Execution of lease</li> <li>• Plot will be ready for occupancy upon completion of infrastructural works</li> </ul>

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<b>Information required from the bank</b>	<ul style="list-style-type: none"> <li>• “Pre-Loan Approval” from your bank</li> <li>• Or Bank Statement in case no bank financing is required for the project</li> </ul>
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In answering the following questions, if your answer is “Yes”, **please attach supporting document(s) and/or indicate when (year) and where (with which organization/company/individual) application was made. Please fill in as appropriate.**

		No	Yes	When? (Year)	Where?
1	Have you applied for a house?				
2	Have you applied for a plot for land?				

**Marital Status :**( Please tick as appropriate)

Married

Single

Concubinage

Please provide the details below if applicable:

Full Name of Spouse / Partner	NIN

How many children do you have?	
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Please provide the details below if you have any children:

Full Name	NIN

Application for Land for Duplex Plots on Ile Soleil

Where is your main residential address? \_\_\_\_\_

What is your registered electoral district? \_\_\_\_\_

How many bedrooms does your current home consist of? \_\_\_\_\_

How many people live with you in your home? \_\_\_\_\_

Please provide the details below:

Full Name	NIN

Please tick the appropriate boxes below that best define your current dwelling house:

Excellent	<input type="checkbox"/>	Corrugated iron sheets house	<input type="checkbox"/>
Good	<input type="checkbox"/>	Block house	<input type="checkbox"/>
Fair	<input type="checkbox"/>	Wooden House	<input type="checkbox"/>
Poor	<input type="checkbox"/>	Mixed materials	<input type="checkbox"/>

In answering the following questions, if your answer is "Yes", please indicate since when (year) and owner(s) of the actual dwelling premises. Please tick and fill in, as appropriate.

		No	Yes	Since when? (Year)	Owner?
1	Are you renting your actual dwelling premises?	<input type="checkbox"/>	<input type="checkbox"/>		
2	Do you own your actual dwelling premises?	<input type="checkbox"/>	<input type="checkbox"/>		

Application for Land for Duplex Plots on Ile Soleil

Signature of Applicant: ..... Application received by: .....

Signature of Co-Applicant: ..... Signature: .....

Date: ..... Date: .....

**Please ensure that you keep your own copy of this duly filled in application form.**