



## Summary of the Application and Tender Process

	Type of Plot			
	Commercial	Simplex	Duplex	Condominium
<b>Who can apply?</b>	An individual, corporate body or a partnership	An individual or co-application of no more than 2 individuals		An individual, corporate body or a partnership
<b>Nationality of Applicants</b>	Seychellois Only			Seychellois only or Corporate bodies with Seychellois majority shareholding
<b>What should be Applicant's Status of Land Ownership</b>	Can be owner of a single residential property, but must NOT own any property suitable for commercial/ industrial use, nor have lease from government for a commercial/industrial plot.	Only First time buyers		Open to all
<b>Allocation Method</b>	Open Tender	Allocation by 2020 Development (Seychelles) Ltd (2020 DC)		Open Tender
<b>Allocation Type</b>	Leasehold	Leasehold and upon completion of the build the plot will be transferred to the developer as a Freehold		Leasehold and upon completion of the build the plot will be transferred to the developer as a Freehold which shall be registered as a condominium under the Condominium Act
<b>Application Forms &amp; Tender Dossiers</b>	1) Application forms and/or Tender Dossiers can be downloaded from <a href="http://www.ilesoleil.sc">www.ilesoleil.sc</a> or 2) Application forms and/or Tender Dossiers can be collected from the Ile Soleil Sales Office Room 10, 2nd Floor, ICCS Building, Latanier Road, Victoria, Mahé Seychelles			
<b>Deadline for Collection of Application Forms</b>	The deadline for collection of Application Forms and/or Tender Dossiers is at 1200hrs on Monday 23 <sup>rd</sup> December 2013			
<b>Documentation to be submitted with your Application or Tender</b>	1) Completed Tender Application Form; 2) Copy of National Identity Card, Certified copy of Certificate of Registration/Incorporation and Certified copy of Memorandum & Articles of Association (in case of corporate bodies/companies) Cottage License, etc.; 3) Statements from Banks, Employer detailing any loans or debt (or confirming no committed loans or debt); and, 4) A bid security of SCR50,000/ by way of Bank or Insurance Guarantee.	1) Completed Application Form; 2) Copy of National Identity Card; 3) Statements from Banks, Employer detailing any loans or debt (or confirming no committed loans or debt); 4) "Pre-Loan Approval " letter from your bank; and, 5) A participation fee of SCR20,000/-		1) Completed Tender Application Form; 2) Copy of National Identity Card, Certified copy of Certificate of Registration/Incorporation and Certified copy of Memorandum & Articles of Association (in case of corporate bodies/companies) Cottage License, etc.; 3) Statements from Banks, Employer detailing any loans or debt (or confirming no committed loans or debt); and, 4) A bid security of SCR50,000/ by way of Bank or Insurance Guarantee.

		Type of Plot			
		Commercial	Simplex	Duplex	Condominium
How to submit your Application or Tender?		<ol style="list-style-type: none"> <li>1) Your fully completed application form and the relevant supporting documentation should be submitted in a sealed envelope;</li> <li>2) The sealed envelope should be addressed to the <b>2020 Development (Seychelles) Ltd. Office, Room 9, 2nd Floor, ICCS Building, Latanier Road, Victoria, Mahé, Seychelles;</b></li> <li>3) Submission must be made in person and the officer will give a receipt to the applicant.</li> </ol>	<ol style="list-style-type: none"> <li>1) Your fully completed application form and the relevant supporting documentation should be submitted in a sealed envelope;</li> <li>2) The sealed envelope should be addressed to the <b>2020 Development (Seychelles) Ltd. Office, Room 9, 2nd Floor, ICCS Building, Latanier Road, Victoria, Mahé, Seychelles;</b></li> <li>3) Submission must be made in person and the officer will give a receipt to the applicant upon verification by a designated officer.</li> </ol>		<ol style="list-style-type: none"> <li>1) Your fully completed application form and the relevant supporting documentation should be submitted in a sealed envelope;</li> <li>2) The sealed envelope should be addressed to the <b>2020 Development (Seychelles) Ltd. Office, Room 9, 2nd Floor, ICCS Building, Latanier Road, Victoria, Mahé, Seychelles;</b></li> <li>3) Submission must be made in person and the officer will give a receipt to the applicant.</li> </ol>
Deadline for Submission of Application Forms or Tender		Monday 23 <sup>rd</sup> December 2013 at 1400hrs			
What happens after you have submitted your Application or Tender?		<ol style="list-style-type: none"> <li>1) 2020 DC will undertake the Tender Evaluation and Ranking of Offers;</li> <li>2) The successful Applicant(s) shall enter into a 'Promise of Lease' with 2020 DC prior to transfer of the plot;</li> <li>3) The successful candidate will need to pay a deposit of 20% of the total value of the Lease within 24 days of being awarded the plot; the Bid Security of SCR50,000/- will be payable in the event that the successful applicant does not proceed with the purchase of the land. Should the applicant fail to meet this deadline, 2020 DC may offer the plot to the next chosen applicant by 2020 DC.</li> <li>4) Subsequently, a promise of Lease shall be executed between the 2020 DC and the successful Applicant;</li> <li>5) The successful Applicant will then have 4 months to settle the remaining 80% to confirm acceptance; upon which the Transfer of Lease will be executed. Should the applicant fail to meet this deadline, 2020 DC may offer the plot to the next chosen applicant by 2020 DC;</li> <li>6) Early entry for purpose of Planning Application will be granted and the plot will be ready for occupancy upon completion of infrastructural works on Ile Soleil.</li> </ol>	<ol style="list-style-type: none"> <li>1) 2020 DC will evaluate your application by doing a 'Means Test' to ensure that you will be able to fund both the purchase of the land/plot and the development/construction cost;</li> <li>2) The successful Applicant(s) shall enter into a 'Promise of Lease' with 2020 DC prior to transfer of the plot;</li> <li>3) The successful candidate will need to pay a deposit of 20% of the total value of the Lease within 14 days of being awarded the plot; the participation fee of SCR20,000/- will form part and parcel of this 20% deposit. The participation fee of SCR20,000/- shall be forfeited in the event that the successful Applicant(s) that is offered the plot does not proceed with purchase;</li> <li>4) Subsequently, a promise of Lease shall be executed between the 2020 DC and the successful Applicant;</li> <li>5) The successful Applicant will then have 12 months to settle the remaining 80% to confirm acceptance; upon which the Transfer of Lease will be executed;</li> <li>6) Early entry for purpose of Planning Application will be granted and the plot will be ready for occupancy upon completion of infrastructural works on Ile Soleil.</li> </ol>		<ol style="list-style-type: none"> <li>1) 2020 DC will undertake the Tender Evaluation and Ranking of Offers;</li> <li>2) The successful Applicant(s) shall enter into a 'Promise of Lease' with 2020 DC prior to transfer of the plot;</li> <li>3) The successful candidate will need to pay a deposit of 20% of the total value of the Lease within 24 days of being awarded the plot; the Bid Security of SCR50,000/- will be payable in the event that the successful applicant does not proceed with the purchase of the land. Should the applicant fail to meet this deadline, 2020 DC may offer the plot to the next chosen applicant by 2020 DC;</li> <li>4) Subsequently, a promise of Lease shall be executed between the 2020 DC and the successful Applicant;</li> <li>5) The successful Applicant will then have 4 months to settle the remaining 80% to confirm acceptance; upon which the Transfer of Lease will be executed. Should the applicant fail to meet this deadline, 2020 DC may offer the plot to the next chosen applicant by 2020 DC;</li> <li>6) Early entry for purpose of Planning Application will be granted and the plot will be ready for occupancy upon completion of infrastructural works on Ile Soleil.</li> </ol>
When can you start construction?		The development of infrastructures on Ile Soleil shall commence in March 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.			