

## INVITATION FOR LEASE AND TRANSFER OF CONDOMINIUM (9 UNITS) PLOTS ON ILE SOLEIL

Applicants are invited to apply for lease and transfer of condominium 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)	Tender Floor Price (SCR)
S9208 & S9209	2,909	Condominium (9); 2 blocks	Ground Floor + 2 Floors 9 Units allowed per block Maximum building footprint including access road and parking = 290m <sup>2</sup> 12 metres between the 2 buildings	2,500	7,272,500

Applicants tendering will need to show proof they have financial ability to sustain their proposed development cost for their offer to be considered.

### **Collection of Tender Dossier**

The Tender Dossier 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 FOR LEASE AND TRANSFER OF CONDOMINIUM (9 Units) PLOTS ON ILE SOLEIL

### INSTRUCTION TO APPLICANTS

**1. Subject:**

The land use plan for Ile Soleil (situated off the coast of Anse Aux Pins) provides for but not limited to 18 plots for condominium activities which are available for lease. The Land Allocation Policy details are as follows:

<b>Allocation Type</b>	Leasehold and upon completion of the building the plot will be transferred to the developer as a Freehold which shall be registered as a condominium under the Condominium Act.
<b>Person</b>	An individual, corporate body, partnership
<b>Nationality</b>	Seychellois only Or Corporate bodies with Seychellois majority shareholding
<b>Minimum Age</b>	18 years, in the case of an individual
<b>Status of Land Ownership</b>	Open to all
<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>	Upon registering as a condominium, sale of units is allowed to Seychellois only. No subdivision allowed
<b>Renting</b>	Yes, allowed
<b>Selection/Transfer process</b>	<ul style="list-style-type: none"> <li>• Open tender</li> <li>• Provide a bid security of SR 50,000.00 (by way of bank or insurance guarantee acceptable to the Client) for participation (this shall be payable in the event the person is eventually offered the plot and he/she does not proceed with purchase).</li> <li>• Tender evaluation and ranking of offers</li> <li>• Award</li> <li>• The successful applicant shall pay a 20% deposit of the total value of the lease within 14 days of being awarded the lease</li> <li>• A promise of lease will be executed between the client and the successful applicant upon the payment of the deposit, which shall include a condition that the unpaid balance of 80% is to be paid within four months of execution of the promise of lease. Early entry for purpose of planning application will be granted.</li> <li>• Plot will be ready for occupancy upon completion of infrastructural works</li> </ul>

## 2. Application procedure

Interested applicants for the condominium plots should follow the steps listed below:

Step A	Description of action B	Deadline C	Remarks D
2.1	<p><b>Collection of Tender Dossier</b> Collect Tender Dossier from Ile Soleil Sales Office, Room 10, 2<sup>nd</sup> Floor, ICCS Building, Latanier Road, Victoria, Mahé Seychelles</p>	<p>Collection of Tender Dossier from 0900hrs on Thursday 15<sup>th</sup> May 2014 until Friday 13<sup>th</sup> June 2014 at 1200hrs</p>	<p>The Tender Dossier will also be available on <a href="http://www.ilesoleil.sc">www.ilesoleil.sc</a></p>
2.2	<p><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</p>		<p><b>Telephone: +248 2500 888</b></p>
2.3	<p><b>Documents to submit</b> Submit the tender documents, which should include the following:</p> <ul style="list-style-type: none"> <li>i) Copy of National Identity Card / certified copy of certificate of Registration / Incorporation and certified copy of Memorandum &amp; Articles of Association (in case of corporate bodies / companies) Cottage, License, etc.; and,</li> <li>ii) Statements from Banks, Employer detailing any loans or debt (or confirming no committed loans or debt); and,</li> <li>iii) A bid security of SCR50,000.00 by way of bank or insurance guarantee.</li> </ul> <p>All the above to be submitted in a sealed envelope and 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.</p>	<p>Date and time: Friday 13<sup>th</sup> June 2014 at 1600hrs</p>	<p>Bids submitted after the deadline will not be considered.</p> <p>Should information requested in column (2.3/B) be missing, or forms not properly completed, the bid may be rejected.</p>
2.4	<p><b>Tender evaluation</b> Tender evaluation and ranking of offers</p>	<p>Tender documents will be opened for evaluation on submission date i.e. Friday 13<sup>th</sup> June 2014. All bidders are invited to attend at 1600hrs at the ICCS Building, Latanier Road, Room 9.</p>	

Invitation and application for Lease and Transfer of Condominium Plots (9 Units) on Ile Soleil

Step A	Description of action B	Deadline C	Remarks D
2.5	<p><b>Award of Lease</b> The successful applicant shall pay a 20% deposit of the total value of the lease within 14 days of being awarded the lease.</p> <p>A promise of lease will be executed between the client and the successful applicant upon the payment of the deposit, which shall include a condition that the unpaid balance of 80% is to be paid within four months of execution of the promise of lease. Early entry for purpose of planning application will be granted.</p>		<p>Should the applicant fail to meet this deadline, 2020 Development (Seychelles) Ltd. may offer the plot to the next chosen applicant by 2020 Development (Seychelles) Ltd.</p> <p>In the event the successful applicant does not proceed with the purchase, 2020 Development (Seychelles) Ltd. shall call in on the applicant's bank or insurance company to make good the entire bid security (mentioned in clause 2.3 (iii) above).</p>
2.6	<p><b>Acceptance &amp; Payments</b> The balance payment of the proposed plot must be effected within four (4) months from the date of execution of the promise of lease.</p> <p>Upon receipt of the balance payment, 2020 Development (Seychelles) Ltd. shall execute the lease in favor of the applicant.</p> <p>Plot will be ready for occupancy after completion of infrastructural works by the developer.</p>		<p>Should the applicant fail to meet the deadline of 4 months to effect the balance payment, 2020 Development (Seychelles) Ltd. may offer the plot to an alternative bidder. The 20% deposit previously paid shall be forfeited.</p>

<b>*Cash payments are payable ONLY into 2020 Development (Seychelles) Ltd's account at Bank of Baroda</b>
<p><b><u>Account Details:</u></b></p> <p><b>2020 Development (Seychelles) Limited</b></p> <p><b>Bank of Baroda</b></p> <p><b>Victoria, Mahé, Seychelles</b></p> <p><b>Account Number 90210200001833</b></p> <p><b>Swift Code BARBSCSC</b></p>
<b>N.B.: If by Cheque, please indicate cheque number:</b>
<b>Please ensure that you obtain and properly keep the provided receipt.</b>

**3. Clarification of bidding documents**

- a. A prospective bidder requiring any clarification of the bidding documents may notify **Chairman (2020 Development (Seychelles) Ltd., ICCS Building, Room 9, 2<sup>nd</sup> Floor, Latanier Road, Victoria, Mahé, Seychelles** in writing.
- b. Prospective bidders shall submit requests for clarification at least **7 (seven)** working days prior to the bid closing date specified in Clause 2.3.
- c. All clarifications issued by 2020 Development (Seychelles) Ltd. shall be in writing. The replies to such queries and additional clarifying information shall be communicated to all the participants of the tender.
- d. All clarifications shall be sought and/or provided only as specified in Clause 3 (c) above. 2020 Development (Seychelles) Ltd. shall not be responsible for any clarifications sought and/or provided in any other manner.

**4. Amendments to Bidding Documents**

- a. At any time prior to the deadline for submission of bids, 2020 Development (Seychelles) Ltd. for any reason, whether at its own initiative or in response to a clarification requested by a prospective bidder may modify the bidding documents through amendment(s).
- b. All or any amendments made to the bidding documents pursuant to Clause 4 (a) shall be communicated in writing to the bidders prior to the deadline for bid submission.
- c. In order to allow prospective bidders reasonable time in which to take the amendment(s) into account in preparing their bids, or for any other reason, 2020 Development (Seychelles) Ltd., at its discretion, may extend the deadline for the submission of bids.

**5. Clarification of bids**

During evaluation of the bids, 2020 Development (Seychelles) Ltd. may, at its discretion, ask a bidder for a clarification. The request for clarification and the response shall be in writing, and no change in any financial aspects of the bid shall be sought, offered or permitted.

**6. Contacting the 2020 Development (Seychelles) Ltd.**

Subject to Clause 5, no bidder shall contact 2020 Development (Seychelles) Ltd. any of its employees or any member of the Tender Evaluation Committee on any matter relating to the bid, from the time of the bid opening to the time the contract is awarded.

Any effort by a bidder to influence 2020 Development (Seychelles) Ltd. in its decisions on bid evaluation, bid comparison, or contract award may result in the rejection of the bidder's bid.

**7. Annulment of the Bidding Process**

- a. 2020 Development (Seychelles) Ltd. reserves the right to annul the bidding process and reject all bids at any time prior to making an offer, without thereby incurring any liability to the affected bidder(s) or any obligation to inform the affected bidder(s) of the grounds for the 2020 Development (Seychelles) Ltd's action.
- b. No claim, demand, action or legal proceedings shall lie against 2020 Development (Seychelles) Ltd. in respect of its action(s) or decision(s) under Clause 7 (a.) (above) of the ITB or the rejection of any bid by the 2020 Development (Seychelles) Ltd. in accordance with the Bidding Documents. In the event of such annulment, any security deposits paid shall be refunded to the respective bidders.

**8. APPLICATION FORM FOR LEASE OF CONDOMINIUM PLOTS ON ILE SOLEIL**

**8.1 Application details**

**8.1.1 Applicant**

Name:			
Application for Plot no.:			
Applicant's status :	Individual <input type="checkbox"/>	Partnership <input type="checkbox"/>	Company <input type="checkbox"/>
If company or partnership, provide name and nationality of shareholders or partners:	Names: _____ Nationality: _____		
Share percentage of each shareholder / partner:	Names: _____ Share percentage (%) _____		

**Applicant must attach the following documents which are applicable:**

- 1) Copy of National Identity Card
- 2) Certificate of Incorporation
- 3) Memorandum & Articles of Association
- 4) Particulars of Directors and Secretary
- 5) Registered business name.

<b>Contact details:</b>	
<b>Address :</b>	_____
	_____
<b>Phone numbers:</b>	_____
<b>E-mail:</b>	

**8.1.2 Project Proposal Summary**

<p><b>Description of business activity / activities</b> <b>(Should you require additional space to complete this section, you may attach to your application a separate page titled "Project Proposal Summary continued")</b></p>	
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<b>Description of development and floor areas of the proposed building:</b>	Ground floor		
	<b>Unit use</b>	<b>Floor area</b>	<b>Indicate if self use or rented out</b>
	First floor		
	<b>Unit use</b>	<b>Floor area</b>	<b>Indicate if self use or rented out</b>
<b>TOTAL building area</b>			
External grounds			
<b>Use</b>	<b>Ground area</b>	<b>Indicate if self use or rented out</b>	



**8.1.3 Project estimated cost**

Ref	Item	Quantity	Estimated Cost (SCR)
a.	Cost of lease of land	.....1..... item	
b.	Consultancy fee for design & Planning application	.....1..... item	
c.	Building cost	..... m2	
d.	Fencing	..... m	
e.	Furniture & Equipment		
f.	Contingency		
g.	TOTAL ESTIMATED CAPITAL COSTS		

**8.1.4 Financing Sources**

<b>Mode of financing for development and land:</b>	<b>Private funding</b>	
		SCR.
	<b>Loan</b>	
		SCR.

**Note: Applicants must attach bank statements to show amounts to be contributed by personal contribution / company equity and a Pre-loan approval letter from the bank.**

**APPLICATION FOR LEASE AND TRANSFER OF CONDOMINIUM PLOT (9 Units) ON ILE SOLEIL**

Application for Plot Number: .....

I/We.....of.....  
hereby declare that I/We have read the “Application for lease of condominium plots on Ile Soleil Instruction to Applicants” and have understood all the applicable conditions set therein and agree to abide to these. I/We hence lodge our application to lease the above stated plot for the sum of Seychelles Rupees (SCR)  
.....  
.....  
.....  
.....

I/We agree that this application is not made in pursuance of any undertaking or promise given to me/us or on behalf of 2020 Development (Seychelles) Ltd for the lease / transfer of any property which is the subject of my/our application, and 2020 Development (Seychelles) Ltd may refuse this application or to proceed with the lease / transfer or execute any deed of lease / transfer in my/our favour.

I/We in consequence hereby waive any right of action whatsoever against 2020 Development (Seychelles) Ltd in connection therewith.

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

Designation: ..... Designation: .....

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