



# THE GROVE

APARTMENTS

## Frequently Asked Questions

### ARE RESIDENCES SOLD FREEHOLD OR LEASEHOLD?

All of The Grove's residences are sold freehold.

### WILL I BE ELIGIBLE TO APPLY FOR A RESIDENCE PERMIT UPON PURCHASE OF A RESIDENCE AT UNICITI?

Yes, with a minimum investment of USD 375,000 and upon meeting all regulatory requirements, you qualify to apply for a residence permit.

### WHAT DOES RESIDENCE IN MAURITIUS PROVIDE?

The residence permit obtained with the property gives a non-citizen the right to live in Mauritius and be a tax resident on the island under certain conditions. The dependants, spouse and children of the permit holder are also eligible for residence permits. The residency is valid as long as the buyer retains ownership of the property and is passed on from one owner to the next.

### HOW IS MY PURCHASE SECURED WHEN BUYING A PROPERTY OFF-PLAN?

The acquisition is governed by the provisions of a VEFA in accordance with the Mauritian Civil Code. The promoter will provide you with a guarantee of future completion (Garantie Future d'Achèvement - GFA) issued by a Mauritian Bank, guaranteeing that the property will be completed and delivered to you in accordance with the project specifications and drawings. The GFA is issued on the signature of the Deed of Sale.

### WHAT ARE THE WARRANTIES PROVIDED ON THE PROPERTIES?

The promoter shall provide, upon delivery of the property, two insurance policies in case of property damage, in favour of the buyer. Those include financial compensation for any property damage as follows:

1. for a period of 2 years, from the date of delivery of the property, arising from faults or defects in non-structural elements or services due to non-compliance with the requirements of a Deed of Sale in respect of a residential property; and
2. for a period of 10 years, from the date of delivery of the property, arising from faults or defects arising from or affecting the structural elements, such as the foundations, beams, supporting walls and framework, which could directly put at risk the building's structural integrity.

### ARE THE RESIDENCES FURNISHED?

The units are fitted but unfurnished. Deco packs options designed by our interior design team will be made available to suit the different residences types.

### WHAT DOES FITTED MEAN? WHAT IS INCLUDED IN MY RESIDENCE?

Please refer to the brief specifications.

### HOW MUCH WILL I HAVE TO PAY IN SYNDIC FEES?

An estimation of the syndic fees will be given once preliminary cost estimations are finalised.

### ARE THERE RELIABLE FIRMS I COULD GO TO FOR THE FINANCIAL AND LEGAL STRUCTURING OF MY PURCHASE?

There are several renowned financial and legal service providers in Mauritius. Should you require recommendations, we will gladly make suggestions.

### WILL I BE ABLE TO OBTAIN A MORTGAGE?


Mauritian Banks may offer financing up to 60% of the purchase price, with some advantageous interest rates. We will be happy to help and make necessary introductions.

### ARE THERE OTHER FEES IN ADDITION TO THE PURCHASE PRICE?

The additional fees are as follows:

1. 5% registration fees payable to the Government of Mauritius
2. Notary fees as per local guidelines (VAT is also payable on notary fees)
3. Deco pack, should you wish to go forward with this option. Refer to the price list for detailed prices of units and other fees.

### PLEASE DESCRIBE THE PROCESS OF BUYING A PROPERTY AT UNICITI.

1. A contract of preliminary reservation (CPR) is signed by the purchaser and the promoter.
  2. When signing the CPR, an initial deposit of 10% is required.
  3. A Deed of Sale is signed once the promoter certifies that all the construction permits have been granted and that all financial, legal and technical requirements are in place. The Deed of Sale is the document that confirms the transfer of ownership from the promoter to the purchaser and, upon signature of the same; the purchaser becomes officially registered as owner of the property and is entitled to apply for a residence permit, providing the value of the property exceeds USD 375,000.
  4. The purchaser shall make payments at various stages, as per the government implemented programme, VEFA (Vente en l'État Futur d'Achèvement or off-plan in English). A 'call for funds' will be sent at each stage of construction with the architect's confirmation that the works required have been completed. This process will be repeated until all payments and handover are completed.
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### **The payment schedule is as follows:**

- 10% upon signature of the CRP (held in escrow)
- 20% upon signature of the Deed of Sale
- 5% upon completion of the foundations  
(TOTAL permitted on completion of foundations: 35%)
- 15% upon completion of the ground floor
- 20% upon completion of the roof ('mise hors d'eau' – topping out ceremony)  
(TOTAL permitted at the stage of the topping-out ceremony: 70%)
- 10% upon complete installation and glazing of all openings  
(doors, windows etc.)
- 10% upon completion of plastering and laying of tiles
- 5% upon completion of the villa
- 5% at handover of the unit

### **WHAT IS THE TAX ENVIRONMENT LIKE IN MAURITIUS?**

Mauritius currently has an attractive tax system with numerous advantages such as a flat 15% rate of income tax on individuals and companies, no inheritance tax, no tax on dividends from local companies and no capital gains tax.

### **CAN I RENT OUT MY RESIDENCE? COULD YOU HANDLE THAT FOR ME?**

You can indeed rent out your property on a long-term or short-term basis at Unicity without any restrictions. Our Sales Team can also include your property in their rental portfolio.

