



Board of Investment  
Mauritius

# APPLICATION FORM FOR A PDS CERTIFICATE

*under the Investment Promotion Act 2000 and  
the Investment (Property Development Scheme) Regulations 2015*

This application form must be accompanied by the relevant documents and particulars as per the guidelines issued by the Board of Investment

## **Board of Investment**

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The following documents should accompany the application, failure to which this application will not be considered for processing	Please tick as appropriate
1 Detailed business plan containing: <ul style="list-style-type: none"> <li>i. Background of promoters/shareholders</li> <li>ii. Project components and description</li> <li>iii. Marketing plan</li> <li>iv. Work programme and implementation schedule</li> <li>v. Detailed financial structure of project</li> <li>vi. Capital structure</li> </ul>	
2 Certificate of Incorporation, business registration card and registrar of shareholders	
3 Site location plan by sworn land surveyor and context plan as per Outline Scheme	
4 Detailed planning brief	
5 Title deed or 'an agreement for an eventual transfer' with the landowner with respect to the land on which the development is planned	
6 Master plan for the whole project	
7 Drawings showing the artistic impressions of the residential and commercial components	
8 Documents showing proof of funds	
9 Social Impact Assessment	

## SECTION 1.

### GENERAL

#### 1. Business Details

Company Name	_____	
Company Incorporation number	Business Registration number	_____
Director	_____	
Address	_____	
Telephone	Facsimile	_____
Email Address	_____	

#### 2. Investor (shareholder) Detail

##### Investor 1

Name or Business name	_____	
Telephone	Facsimile	_____
Address	_____	
Nationality	Email address	_____
Percentage shares held	Type	_____

##### Investor 2

Name or Business name	_____	
Telephone	Facsimile	_____
Address	_____	
Nationality	Email address	_____
Percentage shares held	Type	_____

##### Investor 3

Name or Business name	_____	
Telephone	Facsimile	_____
Address	_____	
Nationality	Email address	_____
Percentage shares held	Type	_____

## Investor 4

Name or Business name	_____	_____
Telephone	_____	Facsimile _____
Address	_____	
Nationality	_____	Email address _____
Percentage shares held	_____	Type _____

If more investors/shareholders, please provide same particulars as section 1 (2)

## 3. Project description (provide full project description in business plan)

### 3.1 Residential Properties

Number of residential properties: \_\_\_\_\_

Type of residential properties:	Number		
Villas			
Apartment			
Penthouse			
Houses			
Serviced land		(Please specify type)	

### 3.2 Commercial and leisure facilities

Shops		Leisure and amusement parks	
Sport facilities		Gaming resort	
Eco-tourism park		Wellness centre	

Golf-course		Marina	
Others (specify)			

### 3.3 Attending services (specify)

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1. Type of security services offered	
2. Day-to-Day Management services	

## SECTION 2

# FINANCIAL STRUCTURE

### 4. Financial Structure

Total authorised capital:

MUR.

<b>Issued Capital</b>		<b>Local (MUR)</b>	<b>Foreign (MUR)</b>
Paid up equity	i. Cash		
	ii. In kind		

<b>Loan Capital</b>		
	a. Amount	MUR
	b. Source	
	c. Term	
	d. Rate of interest	%
	e. Shareholder's advance	MUR

### 5. Investment Costs\*

<b>DETAILS</b>	<b>(MUR)</b>
Engineering and architectural costs	
Professional fees	
Constructions costs - residential components	
Constructions costs – commercial components	
- Hotel	
- Health centre	
- Spa	
- Shopping complex	
- Restaurants	
- Club house	
- Other	
Permit and licence fees	
Landscaping	

Infrastructure works	
- Roads	
- Utilities	
- Waste water	
Financing costs	
Marketing costs	
Social contribution	
Commission & other forms of payment (if applicable)	
Other (specify)	
Working capital	
<b>Total Investment Costs</b>	

\*A complete cash flow / profitability projection for three years must be part of the business plan.

<b>Investment costs</b>	<b>Local (MUR)</b>	<b>Foreign (MUR)</b>

## 6. Other Project Financial Details

Construction costs (MUR)/sqm	
Average selling price of residential unit (MUR)	
Land Transfer Tax (MUR)	
Registration Tax (MUR)	
Corporate Tax (MUR)	

## 7. Employment (numbers)\*

	Year 1		Year 2		Year 3		Average	
	L	F	L	F	L	F	L	F
Management								
Skilled								
Non-skilled								

\*Do not include investors

L = Local, F = Foreign

## 8. Project Team

Project Manager	
Architect	
Civil Engineer/Main contractor	
M&E Engineers	
Quantity Surveyor	
Development Manager	
Marketing Agent	
Notary	

## SECTION 3

# LAND USE PLANNING

### 9. Land development

Please provide plot size for each component

	Freehold (Ha)	
	Hectares	%
Total residential estate development area (freehold)		
- Residential		
- Spa		
- Beach Club		
- Shopping mall		
- Health		
Add others		
<b>Total</b>		

### 10. Existing Zoning

#### Location

		Area (ha)
1.	Agricultural/Irrigation zone	
2.a.	Non-Agricultural - Residential	
2.b.	- Commercial	
2.c.	- Industrial	

**11. Technical checklist (tick in YES/NO box and cross if it is not applicable to your application)**

		Yes	No
1	Site is an agricultural land, as per definition of the SIE Act		
2	Lease/letter of reservation in case of state land		
3	Site is located within or on edge of settlement boundary, as per Outline Scheme*		
4	Site is located within a growth zone		
5	Site is affected by zoning in the Outline Scheme (Mineral Resource, road by pass, airport restriction zone, wetland, stone crushing plant, others (please specify).....)		
6	Project complies with policies of the Outline Scheme & provision of PPG		
7	If no at 6 above, please specify why:		

**12. Planning Summary (Please specify)\***

1	Location and context	
2	Accessibility and Infrastructure	
3	Plot Services	
4	Land Area	
	Plot Coverage	
	Slope and others	
5	Setback	
	Visual and acoustic privacy	
6	Height and development	
7	Parking Facilities	
8	Activity centers and Commercial Facilities	
9	Green building, landscaping and energy efficiency	
10	Planning constraints	
11	Any Environmental constraints	
12	Others	

*\*Full details should be provided in business plan*

## SECTION 4

# MANAGEMENT, CONTROL & CO-ORDINATION

### 13. Local Banker(s)

Bank Name	
Address	

Bank Name	
Address	

### 14. Implementation Schedule

	Insert date as appropriate	Phase 1	Phase 2	Phase 3
1.	Detailed design			
2.	Application of EIA			
3.	Application for Building and Land Use Permit			
4.	Appointment of contractor			
5.	Construction starts			
6.	Construction finishes			
7.	Handover			

### 15. Marketing

Target market	
Marketing agent	
Marketing tools	

## 16. Statutory Declaration

It is hereby declared by the undersigned applicant(s) that:

- (a) all the particulars furnished in this application and in the documents and particulars attached hereto, are true and correct and that I/We have not suppressed any material fact,
- (b) any estimates given in this application have been made in good faith and with all due care, and
- (c) no director of the company has ever been convicted in a Court of Law for a criminal offence, penalised, sanctioned or is currently or has ever been under investigation for professional negligence or malpractice by any regulatory authority in any country.

I/We undertake to abide the provisions of the Investment Promotion Act 2000 and the regulations made thereunder and all relevant and applicable laws of the Republic of Mauritius.

<b>Name of Director</b>	
<b>Date</b>	<b>Signature</b>

<b>Name of Director</b>	
<b>Date</b>	<b>Signature</b>

## 17. Statement by existing developers

### Written declaration by existing developers in case of no disputes:

I hereby declare that there is **NO** matter that is pending before the Court against me or “name of company” for failure to meet contractual obligations and that there is **NO** complaint, dispute or litigation with buyers, contractors or suppliers or any other party, and that the aforementioned company has not been sanctioned for professional negligence or malpractice by a regulatory authority in Mauritius.

**Signature of Declarant:**

**Date:** .....

### Written declaration by existing developers in case of disputes:

I hereby declare that the following matter (as listed below) is pending before Court against me or “name of company” for failure to meet contractual obligations.

- 1.
- 2.
- 3.
- 4.

I hereby declare that I or “name of company” has/have complaint, dispute or litigation with buyers, contractors or suppliers with respect to:

- 1.
- 2.
- 3.
- 4.

**Signature of Declarant:**

**Date:** .....