

## Frequently Asked Questions

### 1. Please share some past projects of the promoter

Mascarene Group is in its 20<sup>th</sup> year of existence with housing projects spreading across the Island.

The major recent past projects include development of 10 IRS Villas and 20 Beach Resort Apartments in Bain Boeuf, Pereybere as well as the renovation and improvements of IRS Villas of Tamarina Golf.

You may consult some of our past projects Mascarene Group's website on the following link <https://mascarenegroup.com/past-projects/>

### 2. I have also browsed the web for more info on the Architect and surprisingly found that the Company is defunct

Ramphul Associates Architects has a long-proven experience for having designed major sites in Mauritius and Rodrigues. DINESH RAMPHUL, the lead Architect, is registered as a Registered Person under the VAT Act and is an active member of the Mauritius Association of Architects and the Professional Architect Council Mauritius.

Furthermore, please rest assured that all professionals & companies involved in this project are all compliant with the relevant authorities.

### 3. I would like to select the apartment which is most Vaastu compliant. As such I require the directions of the different blocks and layout to come to a final decision

Sure, this can easily be provided.

All housing units have already been conceived bearing in mind the main concepts of Vastu Shastra & Feng Shui by the Architect of the Project, Dinesh Ramphul, who has an extensive, over 40 years,' experience in the practice.

### 4. Does the price include parking? How many parking bays are being allocated to each apartment? Are the parking bays covered?

Apartments on levels 1 to 4 will be provided with one attached semi covered parking bay. These parking bays can easily be provided with a light covering structure, at a later stage, under the supervision of the Syndic.

Apartments on level 5 & 6 will be provided with 2 adjacent covered parkings.

The full masterplan and allocated parkings are available with the Marketing Agents and upon request. Should a purchaser require an additional parking, same can be bought depending on availability.

### 5. Have they catered for a common car wash area?

A common place will be available on site. However, the services of a car washer can be easily booked against a nominal fee.

**6. Has the promoter already applied for GFA? Please advise which bank is providing GFA**

The promoters are in discussion with major financial institutions for the provision of a traditional GFA. The possibility that the promoters provide a solid Bank Collateral for completion is also being envisaged.

In any case, an adequate guarantee, in compliance with financial regulations, will be provided at the moment of signature of the VEFA.

**7. Is there any special offer provided by the bank (in terms of interest rates for those taking loans)?**

Yes. SBM and ABSA are among the first movers to provide financial packages for the purchasers in the Atria Sodnac project. Other financial service providers will follow suit soon.

**8. Currently there is a home loan scheme and also another scheme for exemption of 5% registration duty for first time buyers for a SP of up to Rs 7M. If the govt extends the scheme and the ceiling to Rs 8M, is the promoter willing to consider to split the SP and charge the balance as buyers variations?**

The promoters are very willing to help purchasers to get the best advantages with regards to the incentives provided by government under the various schemes.

However, the promoters will stand guided by the legal advice and recommendation of the Notary Public in charge of the Project, Me Tyagrani Lotun, in that respect

**9. Around when do you expect construction to start?**

The construction is expected to start around January 2023 and the construction span is expected to spread over 18/21 months.

**10. Please advise if the kitchen furniture has been confirmed and in the affirmative, who is the supplier?**

The kitchen set will be provided by a reputable European supplier.

**11. Is it possible to choose the kitchen sink? I have seen some projects where the sink bowl is not deep enough so I would like to have an idea of the depth of the kitchen sink bowl.**

The promoters will provide a high-quality kitchen set with the adapted furniture, sink and fittings.

The promoters are aware that purchasers may have specific requirements for their kitchen. They will ensure that, well in advance, a channel of communication is opened with the supplier so that any specific requirements for upscaling can be entertained by the supplier. It is understood that the additional costs involved in that respect will have to be borne by the purchaser directly to the supplier.

**12. Is provision being made for Dishwasher in the kitchen?**

Yes, the space for a standard dishwasher will be provided in the kitchen furniture.

**13. Does the package include hood and built in oven? I presume oven will be electric.**

An electric induction cooktop as well as a hood will be offered in the kitchen furniture.

Other electrical appliances are not included in the offer.

**14. What colour has been finalised for the tiles for the kitchen, bathroom, etc and internal walls?**

The colour scheme for the interiors and tiles is traditionally light coloured.

Samples of these will be available in our offices in Quatre Bornes in due course.

**15. Will the Air Conditioning points be installed in all bedrooms?**

Indeed, Air Conditioning points will be provided in each of the three Bedrooms and in the Living Room.

**16. How many sockets outlets will be installed per bedroom and in the kitchen for electrical appliances?**

At least two power outlet and connection point will be provided in each room. Additional points will be provided in the kitchen.

**17. Photo Voltaic Cells / Energy (Under study) – Is this finalised?**

The possibility of installation of Photovoltaic Cells / Energy **for the common area** is still under study taking into consideration all technicalities – we are awaiting the formal proposals from local and foreign suppliers to that effect.

**18. What will be the monthly syndic fees?**

The syndic fees is expected be around MUR 4,000/- however variations to this may occur.

**19. The apartment will be mainly for investment purpose. Do you have an idea of the rental that can be generated? And, will you assist in finalising tenants?**

Your Marketing Agency will be more than happy to guide you in that aspect of rental and tenants' search.

**20. Has the promoter considered any furniture pack?**

Though the promoters are not considering any furniture pack, they are working with several reputed suppliers in order to have best deals/discounts for the purchasers within the Atria Sodnac project.

You will be updated accordingly.

**21. Is there any possibility for buyers change?**

Can you be more specific please?

Any change to the buyer's name on the CRP can be entertained until the moment of the signature of the VEFA.

Thereafter, any subsequent change will be considered as a sale from one person to another and will be governed by the legal provisions to that effect by the Notary Public.

**22. What is the notary fees?**

The full bill of legal costs is available with your Marketing Agent.

**23. In terms of compliance, what documents does the promoter/notary require from my side?**

The Purchaser will have the possibility to liaise directly with the Notary Public for all relevant compliant documents needed.