

ANNEXE 3 :

Procédure de faire approuver les plans de maisons avant de pouvoir appliquer au Conseil du District pour un permis de construction ou BLUP (« Building of Land Use Permit »).

1. Plot owners deliver plans either directly to Alteo Agri Ltd or via Square Meters (Messrs Edouard Hart and Narain Sunassee)
2. Within 1 week, 10 days max., the Syndic or its nominee reverts with written recommendations (an appropriately marked checklist +, if applicable, where plans divert from what is stipulated in the cahier des charges)

If plans are approved

- i. The Syndic or its nominee stamps them + gives his ok via an approved checklist back to Alteo. We stamp and sign them as well before making a copy for our records.
- ii. The approved plans are then conveyed back to the plot owners for them to apply for their building and land use permit (BLUP) at the District Council using the plans approved by Alteo
- iii. Plot owners are requested to advise Alteo/Square Meters upon them being delivered the BLUP for their planned construction
- iv. The plot owners are requested to forward a copy of their BLUP to Alteo/Square Meters who in turn will forward same to the Syndic or its nominee
- v. The plot owners are subsequently put in direct contact with the Syndic or its

nominee for them two to schedule site visits, meetings .. etc during construction times

vi. The Syndic will eventually officially sign off the finished construction to the plot owners, assuming everything goes well.

Otherwise, Alteo reserves the right to assess and deal with every problematic case, as will be necessary

vii. A copy of this final signing off document will be forwarded to Alteo for the records

If plans are not approved

i. The Syndic does not stamp those and issues a checklist with clearly marked where deviations from the cahier des charges are noted. These are returned to Alteo where they are copied for our records before being returned to the buyer

ii. The plot owner ensures he/she adjusts the plans as necessary and resubmits and/or can liaise directly with the Syndic for appropriate discussions

iii. The process is repeated till, hopefully, a final plan is approved by the Syndic and ourselves for the plot owner to apply for the BLUP at the D Council using the plans approved by Alteo

iv. Plot owners are requested to advise Alteo/Square Meters upon them being delivered the BLUP for their planned construction

v. The plot owners are requested to forward a copy of their BLUP to Alteo/Square Meters who in turn will forward same to the Syndic or its nominee

vi. The plot owners are subsequently put in direct contact with the Syndic or its nominee for them two to schedule site visits, meetings .. etc during construction times

vii. The Syndic will eventually officially sign off the finished construction to the plot

owners, assuming everything goes well.

Otherwise, Alteo reserves the right to assess and deal with every problematic case, as will be necessary

viii. A copy of this final signing off document will be forwarded to Alteo for the records

Il est cependant à noter que la procédure de faire approuver les plans est gratuite seulement si :

- les dits plans sont approuvés dès la première soumission
- les plans sont approuvés à la deuxième soumission après que des ajustements requis aient été effectués à la première série de plans soumis; il ne s'agit pas ici d'une soumission dans un deuxième temps d'une série de plans complètement différente de la première, chose qui serait considérée comme une fraîche application et deviendrait dans ce cas payant et à la charge de l'ACQUEREUR, à la hauteur de **Rs 10,000 par application** jusqu'au **31 décembre 2024**.

Il est à noter que toute application qui deviendrait payante sera facturée à l'ACQUEREUR sur la base de **Rs 10,000 par soumission**. La procédure d'approbation ne débutera qu'après règlement de la note en question.

Toute application payante passée cette date ci-dessus stipulée sera facturée prenant en compte l'index « Customers Price Index » (CPI) cumulé entre la dite date et celle ou la soumission de plans est faite. La procédure d'approbation ne débutera qu'après règlement de la note en question.

En cas de cessation de publication ou de disparition de l'indice choisi et si de nouveaux indices étaient publiés afin de se substituer à celui actuellement en vigueur, le cout du service d'approbation serait indexé sur ces nouveaux indices.

En aucun cas le cout de base du service d'approbation ne sera diminué, qu'elle que soit la baisse que pourrait avoir ledit indice des prix de la consommation ; dans une telle éventualité, le loyer de base alors en cours restera inchangé.

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