

LEGAL PACK

Spot Bay P2

DUE DILIGENCE PACK

Oasis Land Development Limited

PO BOX 10335

GOVERNORS SQUARE, 23 LIME TREE BAY AVENUE,

GRAND CAYMAN, KY1-1003, CAYMAN ISLANDS



Foreword

Thank you for choosing Oasis Land Development as your trusted partner on your Cayman Islands Real Estate Journey. As a reputable and experienced company, we understand the importance of thorough due diligence when it comes to making investments in real estate. That is why we are pleased to present this comprehensive due diligence pack, specifically tailored to establish your land investment in the Cayman Islands.

As one of the leading investment jurisdictions in the world, the Cayman Islands offers a range of opportunities for real estate investment.

Please note that this pack is strictly limited to the matters stated within it and is not to be extended by implication to any other matters. We hope you find this publication helpful, but please keep in mind that seeking legal advice is always advisable if you have any questions or concerns related to the content of this due diligence pack.



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1. Who Are Oasis Land Development Limited

| | |
|--------------------------------------|--|
| Company Registration: | BC#214607 |
| Trade & Business License: | No.360414 |
| Registered Address: | PO BOX 10335, Governors Square, 23 Lime Tree Bay Avenue, Grand Cayman KY1-1003, Cayman Islands |
| Established: | 2008 |
| Industry: | Real Estate – Freehold Building Plot Developers |
| Certificate of Good Standing: | Issued Annually Since 2008 |
| Finance Provider: | In house developer 0% interest free finance provided with flexible deposit and payment terms to all purchasers |
| Location: | Cayman Islands |

2. Real Estate Lot Details

2.1 Location

The subject parcel forms part of a residential sub-division located off Spot Bay Road on the island of Little Cayman, in the Little Cayman West registration section. The parcel is on the West Side of Little Cayman.

2.2 Price

The Purchase Price of lot 2 Spot Bay is US\$82,500.00. See below details of our 0% interest free developer payment plan for this lot.

Payment Process.

Oasis has a 3-step payment process (1) reservation fee, (2) deposit payment and (3) zero percent interest free instalments. Both the deposit payment and zero percent interest free payment plan are customised to suit your own preferences.

1. **The Reservation Fee is:** US\$2,000.00 (the reservation fee is fully refundable). The reservation fee takes the lot off the international market for 7 days. Once you have paid your reservation fee, Oasis will forward to you the completed reservation notice for signing via Adobe Sign detailing the terms of the purchase. Once Oasis has received the signed reservation form, and the reservation fee the Oasis office will email to you a full set of documents including a draft Agreement of Purchase & Sale and Memorandum of Understanding.
2. **The Lot Deposit:** The deposit for this lot is bespoke, you can choose from 0% to 40% of the purchase price. You can use our payment calculator to see the best payment terms suitable for you: <https://www.oasis-land.com/payment-plan/>
3. **Interest Free Payment Terms:** You can take advantage of Oasis's interest-free payment plan from 1 to 5 years, allowing you more financial flexibility, the payment plan is provided by Oasis (the Developer), the payment plan is completely interest free for the duration of the payment plan, the payment plan is also status free.

2. Real Estate Lot Details

Example Payment plan based on a 5 Year payment term.

| | |
|-------------------------|---|
| Reservation Fee: | \$2,000.00 |
| Deposit: | From \$0 [0%] to US\$33,000.00 [40%] which is payable on execution of the Agreement of Purchase & Sale. |
| Balance: | The remaining balance is financed by Oasis [the Developer] interest free over 5 years, the 0% Interest Free Payments are paid monthly, totaling 60 payments of US\$791.67 (Based on a 40% deposit and 5 years). |

The Total Purchase Price for lot 2 Spot Bay is US\$82,500.00

2.3 Lot Specifications

| | | | |
|--|---|----------------------------------|---|
| Block & Parcel | 80A 208 | Registered Area of Parcel | 0.2530 Acres |
| Registered rea of Parcel in Sq Ft | 11,020.68 Sq Ft | Location | Little Cayman West |
| Title of Land | Private / Absolute with outlined planning permission* | Payment Structure | 0% Interest Free Payment Plan up to 5 Years |
| Construction size on Land | 5,510.34 square feet (over two stories) | View | Garden View |

*With residential planning permission

2.4 Services

Main's water is not available. Septic tank facilities will be included as part of the construction property. Electricity is available for connection from pylons.

2. Real Estate Lot Details

2.5 Outline of Land



Figure 1 - Land Boundary outlined in red.

2.6 Topography Report of Land

This lot is approximately 15 ft above sea level.

2.7 Land Registry

The Land Titles Register accurately and completely reflects the current ownership (the Vendor) and interests for a person's land.

Sheet 1 of 1

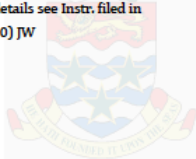


CAYMAN ISLANDS LAND REGISTER

Edition 9

Opened 19 NOV 2021

A - PROPERTY SECTION

| Ownership Type | Crown / Private | APPURTENANCES | Registration Section | Block and Parcel No. 92A 261 |
|--------------------|------------------------|---|----------------------|--|
| Nature of Title | Absolute / Provisional | A minimum 30-ft. wide vehicular Right of Way over 92A 257 in favour of this parcel and any subsequent mutations as indicated on the Registry Map. For details see Instr. filed in 92A 257. (13834/10) JW  | LITTLE CAYMAN EAST | |
| Origin of Title | | | Name of Parcel | |
| First Registration | | | Approximate Area | 0.39 Acre (See Survey Plan FR 51/639) |
| Mutation No. | M 9516 | | | |

B - PROPRIETORSHIP SECTION

| Entry No. | Date | Instrument No. | Name and Address of Proprietor(s) | Signature of Registrar |
|-----------|----------|----------------|---|------------------------|
| | | | (See 92A 147) JW | |
| 6 | 03/11/21 | 14388/21 | OASIS LAND DEVELOPMENT LIMITED, P.O. Box 10335, Grand Cayman KY1-1003, Cayman Islands. | A Singh |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Figure 2 Example Land Registry

2.7 Development Trajectory

The development is located in the Little Cayman registration section.



Figure 3 - Sun Trajectory taken Oct 2023

2.8 Location of Land



Figure 4 Land Location on Little Cayman Document from the Cayman Islands Land Registry Government Website



3 Vendors Legal Documents

3.1 Vendors Certificate of Incorporation

BD-214607

Certificate Of Incorporation

I **JOY A. RANKINE** Assistant Registrar of Companies of the Cayman Islands
DO HEREBY CERTIFY, pursuant to the Companies Law CAP.22 that all requirements of the said
Law in respect of registration were complied with by

OASIS LAND DEVELOPMENT LIMITED

an Exempted Company incorporated in the Cayman Islands with Limited Liability with effect from
the 22nd day of July Two Thousand Eight

Given under my hand and Seal at George Town in the
Island of Grand Cayman this 22nd day of July
Two Thousand Eight

CERTIFIED TO BE A TRUE AND CORRECT COPY

Sig.  (SGD. JOY A. RANKINE)
Joy A. Rankine
Assistant Registrar

Date 22 July 2008

Assistant Registrar of Companies,
Cayman Islands.



You can validate the authenticity of the certificate directly on the Cayman Islands Government's website [here](#).

3.2 About the Vendor (Developer)

Oasis Land Development Ltd is a company incorporated pursuant to the laws of the Cayman Islands. Oasis Land Development Ltd registered in the Cayman Islands in 2008. Their registered office is at PO BOX 10335, Governors Square, 23 Lime Tree Bay Avenue, Grand Cayman KY1-1003, Cayman Islands. With Company Reg number BC#214607. Oasis is also the holder of a Trade & Business Licence No. 360414 issued by the Department of Commerce and Investment (DCI) and is proud to be a licensed business trading in the Cayman Islands and as such part of the island's economy.

3.3 Certificate of Good Standing

BC-214607

Certificate Of Good Standing

TO WHOM IT MAY CONCERN

I DO HEREBY CERTIFY that

OASIS LAND DEVELOPMENT LIMITED

a company duly organised and existing under and by virtue of the Acts of The Cayman Islands is at the date of this certificate in Good Standing with the office, and duly authorised to exercise therein all the powers vested in the company.

Given under my hand and Seal at George Town in the
Island of Grand Cayman this 16th day of January
Two Thousand Twenty-Three



An Authorised Officer,
Registry of Companies,
Cayman Islands.

Authorisation Code : 153638182490
www.verify.gov.ky
16 January 2023

A Certificate of Good Standing is an official document that confirms a company's solvency, reliability, and right to do business on the Cayman Islands.

This certificate is only issued to companies that fully comply with the requirements in terms of taxation and financial reports submission.

You can validate the authenticity of the certificate directly on the Cayman Islands Government website [here](#)

3.4 The Vendors Cayman Islands Lawyers

Lawyers in the Cayman Islands acting on behalf of the Vendor in the Cayman Islands.

Bodden & Bodden
Attorneys at Law

PO BOX 10335, Governors Square, 23 Lime Tree Bay Avenue, Building Six,
Second Floor, Grand Cayman KY1-1003, Cayman Islands

Email: Hello@Boddens.ky

Phone: +1 (345) 943-0303

www.boddens.ky

3.5 Fixed Boundary Survey Example

A fixed boundary survey is a procedure whereby a Chartered Surveyor establishes the boundaries or edges of a piece of land. An established boundary of the individual lots / plots is marked with brass kaps on all corners of the land’s boundary. The lot / plot sizes are registered in the Cayman Islands with the Cayman Islands Land & Survey Department.



Figure 5 Fixed Boundary Example

4 Construction of Properties

4.1 Architectural Construction Drawings

Included in each lot is a complimentary (free) set of architectural plans.

The plans are included as part of the purchase price.

4.2 Architectural Design Options

- 1) Hampton 3 bed with garage
- 2) Hampton 4 bed without garage
- 3) Malibu 4 bed with garage
- 4) Berkley Duplex 6 bed without garage (the minimum lot size for this property is 12,500sqft)
- 5) The Aria 4 bed without garage
- 6) The Cayman 4 bed without garage
- 7) The Monte Carlo 4 bed with garage



The above Computer-Generated Image (CGI) shows how each property would look once constructed. (The Hampton has two options, with and without a garage, the garage can be converted to an additional bedroom.)

4.3 Reservation Form

To view a Reservation form [click here](#).

4.4 Agreement of Purchase & Sale

To view the example Agreement of Purchase & Sale [click here](#).



5 Location of the Cayman Islands

The Cayman Islands are conveniently located to be accessed worldwide, with direct flights available from major cities such as New York, Miami, Toronto, London, and many others. Just a 1 hour flight from Miami. Owen Roberts International Airport, located on Grand Cayman, is the main airport for the Cayman Islands and is serviced by several international airlines. The airport offers easy connections to other destinations in the Caribbean, North and South America, Europe, and beyond, making the Cayman Islands a highly accessible location for travel and business.



Direct flights to the Cayman Islands correct April 2023. The Cayman Islands are continually extending their direct routes. At Oasis Land Development, we are committed to keeping you up-to-date with the latest developments and news related to the Cayman Islands. We invite you to follow our blog, where we share the latest updates on new direct routes and other important news. Visit www.oasis-land.com/blogs/ to stay informed and connected to all things Cayman Islands.

At Oasis We Are Here to Serve You

To discuss how we can help, or should you have any questions, please contact us on **345.769.7382** or email us at info@oasis-land.com:



JOHN MCLEAN JR

MANAGING DIRECTOR

John B McLean Jr. has served as a property consultant for Oasis Land Development Ltd since 2014 and has been appointed the director for Oasis Land Development Ltd since July 2019.

Mr. McLean Jr. advises on local market conditions, construction, property management and other related requirements, including the promotion and sales of various properties in the Cayman Islands.



345.769.7382



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