

Request for Expression of Interest (EOI)

For the Acquisition of Available Plots of Land for SIT Property Development Ltd (SPDL) & SIT Land Holdings Ltd (SITLH)

EOI Procurement - Ref: SIT/EOI/C2025/38

SIT Property Development Ltd (SPDL) and SIT Land Holdings Ltd (SITLH), subsidiaries of the Sugar Investment Trust (SIT), invite Expressions of Interest (EOI) from interested parties for the acquisition of unsold land properties within SPDL and SITLH's portfolio.

This EOI is intended to shortlist prospective buyers for further negotiations and potential sale through a formal tender.

1. Eligibility Criteria

Interested parties must satisfy the following conditions:

- Be a Mauritian citizen or entity registered in Mauritius eligible to acquire land.
- Demonstrate financial capacity to complete the purchase (bank reference, proof of funds, etc.).
- Have no pending litigation or regulatory restriction affecting their eligibility.
- Submit all required documentation before the stipulated deadline.

2. Sales Terms & Conditions

- **Property Availability:** Properties are offered on an "as is" basis. Prospective buyers are responsible for their own due diligence.
- **Modification of Terms:** SPDL/SITLH reserve the right to modify, amend, or cancel this EOI at any time.
- **Legal Compliance:** All acquisitions are subject to the laws of Mauritius, including land ownership regulations, Morcellement Act provisions, and planning permissions and registration.
- **Right to Reject:** SPDL and SITLH reserve the right to reject any or all EOIs without assigning any reason.
- **No Obligation to Sell:** Submission of an EOI does not constitute an obligation on the part of SPDL or SITLH to sell any property without incurring any liability towards any bidder or any obligation to inform any bidder of the reasons thereof.
- **Confidentiality:** All information provided by SPDL/SITLH must be treated as confidential and used solely for the purpose of submitting the EOI.

3. **Payment Terms (Indicative)**

Deposit / Payment: Details of deposits, payments, and conditions of sale will be provided during the subsequent stage following shortlisting

The following payment terms is proposed:

- 25% deposit payable upon issuance of the Letter of Award.
- 75% balance payable upon signature of the deed of sale before a designated Notary Public.

All survey fees, notarial fees, registration duties and taxes shall be borne by the purchaser. In case of default, the deposit shall be forfeited in favour of SITLH/SPDL.

4. **Submission Requirements & Proposal**

EOIs must include the following:

- Company or Individual Profile
- Proof of Financial Capacity (bank reference, financial statement, or audited accounts)
- Copy of National ID / Business Registration Card
- Applicant Information Form (Annex 1) duly completed and signed
- Any other supporting documentation deemed relevant
- Proof of address (Documents not less than 3-Months-old)

Proposals in a sealed envelope clearly marked ***“EOI - For the Acquisition of Available Plots of Land for SIT Property Development Ltd (SPDL) & SIT Land Holdings Ltd (SITLH)”*** Procurement Ref: SPDL/SITLH/EOI/C2025/38 addressed to the **Chief Executive Officer** should be deposited in the Tender Box or submitted / sent by registered post or courier service by ***Monday 17th November 2025 at 13.30 hours*** (Mauritian Time) to the following address: **Chief Executive Officer, Sugar Investment Trust, Ground Floor, NG Tower, Cybercity Ebène 72201, Republic of Mauritius**

Any clarifications or further information should be addressed in writing to the **Chief Executive Officer, Sugar Investment Trust, Ground Floor, NG Tower, Cybercity Ebène 72201, Republic of Mauritius** or email at info@sit.mu, at least 7 days before the deadline for submission of the proposals.

5. **Site Visit**

Interested applicants may arrange site visits by appointment. For appointments, please contact SIT Head Office on 406 4747.

6. Reservation of Rights

SPDL and SITLH reserve the right to:

- Amend or cancel this EOI at any stage;
- Accept or reject any application without providing reasons;
- Negotiate with one or more interested parties; and
- Request additional documents or clarification where necessary.

7. Available Properties

The properties available under this EOI include the following:

SITLH PROPERTIES						
Item No.	Description of Property	Purpose	Location	Approximate Extent	Reference Site Plan	Quoted Price/Rs
1	Portion A	Agricultural land	Nouvelle France	2.65 Arpents		
2	Portion C*	Agricultural land	Union Park	12.98 Arpents		
3	Portion D	Agricultural land	Union Park	0.42 Arpent		
4	Portion E	Agricultural land	Union Park	5.55 Arpents		
5	Plot B	Agricultural land	Belle Rive	11956 m ²		
6	Plot C	Agricultural land	Belle Rive	606 m ²		

- *Pending Confirmation

SPDL PROPERTIES						
Item No.	Description of Property	Purpose	Location	Approximate Extent	Reference Site Plan	Quoted Price/Rs
1	Lot No. C8 in Aurea Living Harmony Commercial Morcellement (COM1)	Commercial land	Cote D'Or	1.97 Arpents		
2	Lot No. W31 in Aurea Bois des Chandelle Gated Morcellement	Residential land	Cote D'Or	49.82 Perches		
3	Lot No. W32 in Aurea Bois des Chandelle Gated Morcellement	Residential land	Cote D'Or	56.95 Perches		
4	Lot No. W53 in Aurea Bois des Chandelle Gated Morcellement	Residential land	Cote D'Or	85.32 Perches		
5	Lot No. W54 in Aurea Bois des Chandelle Gated Morcellement	Residential land	Cote D'Or	133.28 Perches		
6	Lot No. NR6 in Aurea Bois de Natte Gated Morcellement	Residential land	Cote D'Or	81.51 Perches		
7	Lot No. 635 (Com 3), Aurea Living Harmony Morcellement	Commercial land	Cote D'Or	26.06 Perches		
8	Lot No. 551 (Educational Facilities) in Residences Union Park	Educational facilities	Union Park	1.68 Arpents		
9	Lot No. CFI (Community Facilities Centre) in Residences Pinewood Garden	Community Facilities Centre	Pinewood Garden Wootun	30.13 Perches		
10	Portion S11	Commercial/Leisure Development	Cote D'Or	3.75 Arpents		

8. Available Properties

By submitting an Expression of Interest, the undersigned acknowledges having read and accepted all terms and conditions of this EOI and agrees to comply with any subsequent procedures or requests for information.

Signature: _____

Name of Applicant / Company: _____

Date: _____