

FAQ

1. Access & Infrastructure

Will the access road to the main road be improved?

✓ Yes. The developers commit to upgrading the access road up to the B27 junction, ensuring smooth and comfortable access to the residential zone. Work will be carried out within one year following the signature of the deed of sale.

What about the road owned by Alteo? Will it be improved?

✓ This is an existing right-of-way mutually agreed upon with Alteo. Although the promoter does not own the road, an update of access rights will be requested for all five future owners. A request for improvement can also be submitted, but final approval depends solely on Alteo.

When will the bridge be built?

✓ The clearance has already been granted. The construction of the bridge and road upgrades will take place within one year, in parallel with the sale of the plots and other site developments.

2. Type of Land & Boundary Rules

What is the difference between commercial and agricultural land?

✓ A **commercial plot** allows for economic activities (e.g. ecolodges, farm shops, educational spaces), whereas an **agricultural plot** is strictly reserved for farming purposes. Commercial plots may:

- Require a commercial use permit or change of land use,
 - Be subject to higher local taxes (such as a business tax from the District Council if a revenue-generating activity is established).
- Otarkia Eco Village is part of the IMAMS scheme which supports light eco-commercial use within an agroecological framework.

Can I build a concrete wall between plots?

✗ No.

✓ Only **green, vegetated fences** are allowed to preserve the natural aesthetic and ecological unity of the project. A discreet Betafence-style mesh may be used as support, with underground concrete bases allowed solely for structural stability. Visible hard walls are strictly prohibited.

3. Building, Plans & Lot Division

What does “pre-approved format” mean?

✅ These are architect-designed ecolodge plans already validated by the Otarkia project team, in line with environmental and aesthetic standards.

💰 The cost of MUR 500,000–800,000 includes:

- ✅ Sustainable architectural plans
- ✅ Soil studies (free from pesticides/heavy metals)
- ✅ Official surveying and demarcation
- ✅ Servitude registration fees
- ✅ Participation in access road improvements
- ✅ Referral to vetted professionals
- ✅ Administrative time savings through pre-approval

✔ **Benefits:** administrative efficiency, guaranteed compliance, shared costs

⚠ **Limitations:** less design freedom (exterior), higher upfront cost, mandatory alignment with the village’s ecological vision

Is immediate construction required?

❌ No. You are free to:

- Plant trees or develop a permaculture garden,
- Install a temporary light structure (cabin or container), provided it blends with the natural surroundings.

Can I divide my plot?

✅ Yes. Plot subdivision is allowed **either upon signing the promesse de vente or within 4 months afterward**, provided all administrative steps are completed within that same time frame.

4. Permitted Activities

Can I run a small tourism or eco-business activity?

✅ Yes, as long as it respects the ecological charter. Examples include:

- Eco-lodge rental,
- Bio product tasting,

- Workshops (cooking, gardening, local crafts).
All commercial activity must be declared to village management and aligned with Otarkia's values.

Is the current agricultural use included in the sale?

✗ No. Current plantations (fruit trees, palm trees) are temporary, meant to preserve the land's fertility. They will be relocated to the communal farming zones, allowing you to start your own agro project on healthy, well-maintained land.

5. 💧 Water Management

Is the house on Lot 6 connected to CWA (Water Authority)?

✗ No. It is completely off-grid, operating on a rainwater collection system with filters and storage tanks.

✓ A CWA connection remains technically possible, pending approval from the relevant authorities.

Can I draw water from the river?

✓ Yes, for domestic or agricultural use, subject to environmental norms and possibly requiring prior approval.

👉 Example: Lot 6 uses a water pump system connected to the stream, feeding a 4,000-liter tank as needed.


6. ⚖️ Legal Process & Acquisition


Which notary oversees the process?

✓ Maître Urvashi Bissoonauth – Nexius Law, registered notary in Mauritius.

What is the acquisition process?


1. Signature of a **promesse de vente (promise of sale)**
2. Payment of a 20% deposit into a **notary escrow account**
3. A 4-month period to finalize:
 - PIN (Property Identification Number)
 - Lodge relocation (if applicable)
 - Masterplan adjustment
 - District Council submission

 If the sale cannot be completed within 4 months due to administrative reasons beyond the buyer's control, the 20% deposit is **fully refundable**.

 The promesse de vente fees are covered by the developer.

7. Project Completion & Guarantees

What happens if the communal development (bridge, restaurant, agroforest, etc.) is not completed?

 The development is backed by clear financial and legal commitments:

1. **Debt-free model**

No bank loans were contracted. This ensures flexibility and financial sustainability.

2. **Transparent funding via equity sale**

- Target: MUR 30 million (up to 30% equity)
- Valuation: MUR 1 million per 1%
- Budget certified at MUR 54 million by Quantity Surveyor Steve Wong

3. **Communal spaces already in progress**

- Nature trail
- Access to the waterfall and basin
- Forest clearing underway

4. **3-year safeguard clause**

If collective development is **not completed within 3 years**, Zen Latitude Ltd (owner of remaining unsold plots) will:

- Propose them for sale to project holders aligned with the eco-village vision (e.g. wellness center, school, event venue),
- Submit proposals to a **resident vote**, based on a strict and transparent specifications document,
- Allow residents to **participate in selecting new owners** to ensure consistency and added value.

5. **Resident governance rights**

- Participation in general assemblies
- Voting rights on strategic decisions
- Access to financial and project reports
- Regular communication from the promoter

✓ **Summary:**

- Your reserved land is secure, with a full refund of the deposit if the sale cannot be finalized within 4 months for administrative reasons.
- The entire development is debt-free, funded transparently through equity.
- Communal infrastructure has a certified budget and is partially underway.
- Clear legal and governance structures protect your investment and promote shared decision-making.