

# DUE DILLIGENCE PACK

P4 TURTLE CROSSING

BLOCK 80A PARCEL 248

LITTLE CAYMAN GARDEN VIEW

CAYMAN ISLANDS

## DUE DILIGENCE PACK

OASIS LAND DEVELOPMENT LIMITED

PO BOX 10335 GOVERNORS SQUARE,

23 LIME TREE BAY AVENUE,

GRAND CAYMAN, KY1-1003, CAYMAN ISLANDS





---

# DUE DILLIGENCE PACK

P4 TURTLE CROSSING

BLOCK 80A PARCEL 248

LITTLE CAYMAN GARDEN VIEW

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 since 2008, we understand the importance of thorough due diligence when it comes to purchasing real estate. That is why we are pleased to present this comprehensive due diligence pack, specifically tailored to establish your land purchase in the Cayman Islands.

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.

### 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.





## Table of Contents

<b>1 Oasis Land Development Limited [the Vendor] Legal Information .....</b>	<b>6</b>
1.1 Vendors Certificate of Incorporation .....	7
1.2 Certificate of Good Standing.....	8
<b>2 P4 Turtle Crossing Lot Details.....</b>	<b>9</b>
2.1 Location.....	9
2.2 Purchase Price.....	9
2.3 P4 Turtle Crossing Specifications.....	9
2.4 Services.....	9
2.5 Photo of P4 Turtle Crossing.....	10
2.6 Legal Registered Boundary of P4 Turtle Crossing .....	11
2.7 Topography Report of P4 Turtle Crossing .....	12
2.8 Land Registry.....	13
2.9 P4 Turtle Crossing Sun Trajectory.....	14
2.10 Location of P4 Turtle Crossing.....	15
<b>3 Purchase Process.....</b>	<b>16</b>
3.1 Payment Process.....	16
<b>4 Architectural Designs.....</b>	<b>17</b>
4.1 Architectural Drawings .....	17
4.2 Architectural Design Options.....	17
<b>5 How to move forward and reserve P4 Turtle Crossing.....</b>	<b>18</b>
<b>6 Sample Documents.....</b>	<b>19</b>
6.1 Reservation Form.....	19
6.2 Agreement of Purchase & Sale .....	19
<b>7 Location of the Cayman Islands .....</b>	<b>20</b>

## Table of Figures

Figure 1 Birds Eye View of P4 Turtle Crossing ..... 10

Figure 2 P4 Turtle Crossing Legal Registered Boundary outlined in red..... 11

Figure 3 Topography Report showing Height Above Sea Level Direct from the Cayman Islands Land Registry Government Website..... 12

Figure 4 Example Land Registry..... 13

Figure 5 Sun Trajectory taken September 2024 ..... 14

Figure 6 Land Location on Little Cayman Document from the Cayman Islands Land Registry Government Website..... 15

Figure 7 Direct flights to the Cayman Islands correct April 2023 ..... 20



# 1 Oasis Land Development Limited [the Vendor] Legal Information

<b>Company Registration Number:</b>	BC#214607
<b>Trade &amp; Business License:</b>	No. 360414
<b>Registered Address:</b>	PO BOX 10335, Governors Square, 23 Lime Tree Bay Avenue, Grand Cayman KY1-1003, Cayman Islands
<b>Established:</b>	22 <sup>nd</sup> July 2008
<b>Industry:</b>	Cayman Islands Real Estate – Freehold Building Lot Developers
<b>Certificate of Good Standing:</b>	Issued Annually Since 2008
<b>Finance Provider:</b>	In house developer 0% interest free finance provided with flexible deposit and payment terms to all purchasers
<b>Registered Location:</b>	Cayman Islands.

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 Registration 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 islands.

## 1.1 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.   
Joy A. Rankine  
Assistant Registrar  
Date 22 July 2008

(SGD. JOY A. RANKINE)  
Assistant Registrar of Companies,  
Cayman Islands.



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

## 1.2 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-Four



An Authorised Officer,  
Registry of Companies,  
Cayman Islands.

Authorisation Code : 274468787149  
www.verify.gov.ky  
16 January 2024

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's](#) website [here](#).



## 2 P4 Turtle Crossing Lot Details

### 2.1 Location

The subject parcel forms part of residential sub-division located off Spot Bay Road on the island of Little Cayman with a marketing name P4 Turtle Crossing, in the Little Cayman West registration section. The legal title number for P4 Turtle Crossing is Block 80A, Parcel 248.

### 2.2 Purchase Price

The Purchase Price of P4 Turtle Crossing is US\$99,750.00.

### 2.3 P4 Turtle Crossing Specifications

<b>Block &amp; Parcel</b>	80A 248	<b>Registered Area of Lot</b>	0.2856 Acres
<b>Registered area of Lot in Sq Ft</b>	12,440.74 Sq Ft	<b>Location</b>	Little Cayman West Spot Bay Road
<b>Title of Lot</b>	Private / Absolute with outlined planning permission*	<b>Payment Structure</b>	0% Interest Free Payment Plan up to 6 Years
<b>Construction size on Lot</b>	6,220.37 square feet (over two stories – 25% of the lot size)	<b>View</b>	Garden View

\*With residential planning permission – Little Cayman has mixed zone planning subject to planning

### 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 which are readily available for connection on Spot Bay Road.

## 2.5 Photo of P4 Turtle Crossing



*Figure 1 Birds Eye View of P4 Turtle Crossing*

## 2.6 Legal Registered Boundary of P4 Turtle Crossing

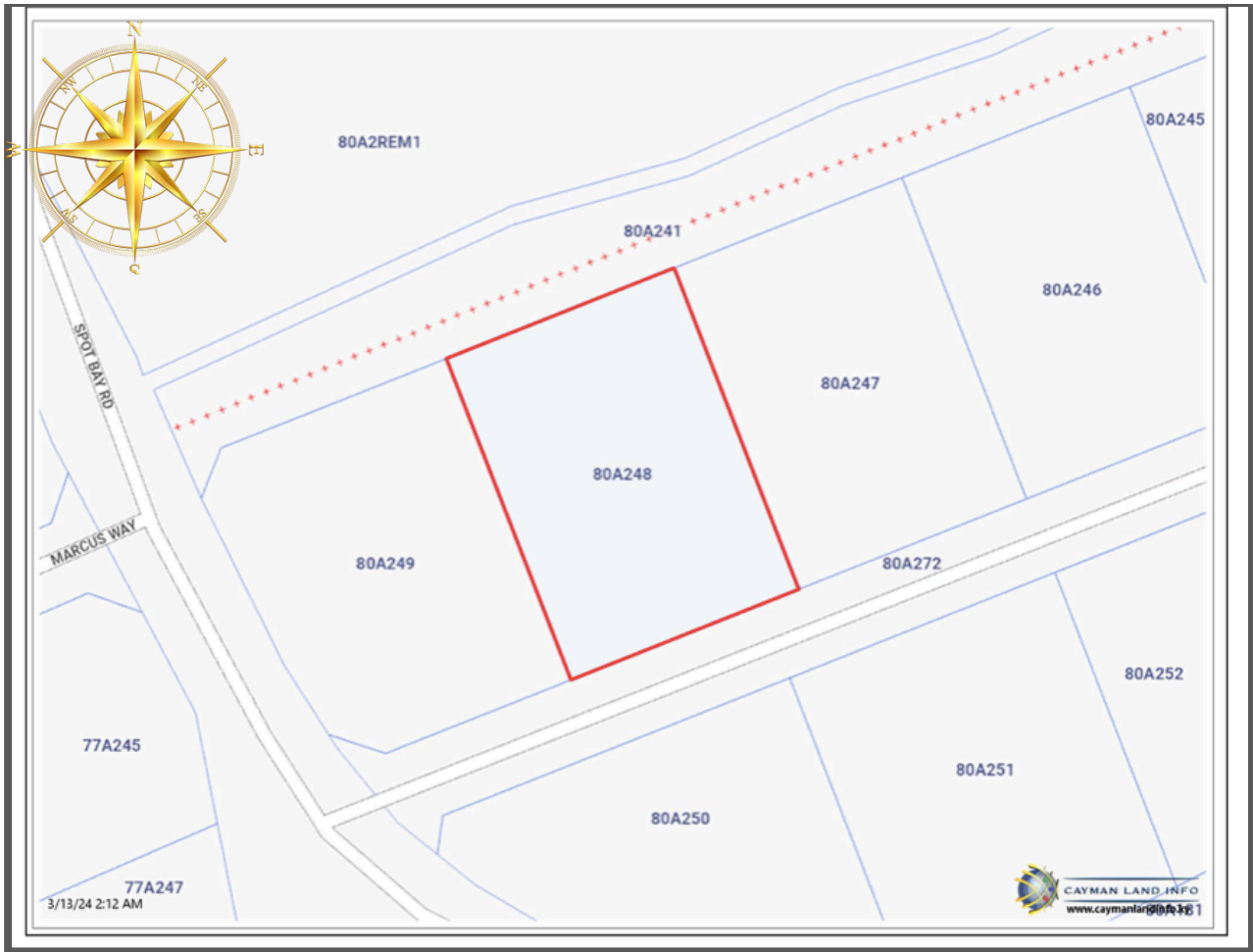


Figure 2 P4 Turtle Crossing Legal Registered Boundary outlined in red.

## 2.7 Topography Report of P4 Turtle Crossing

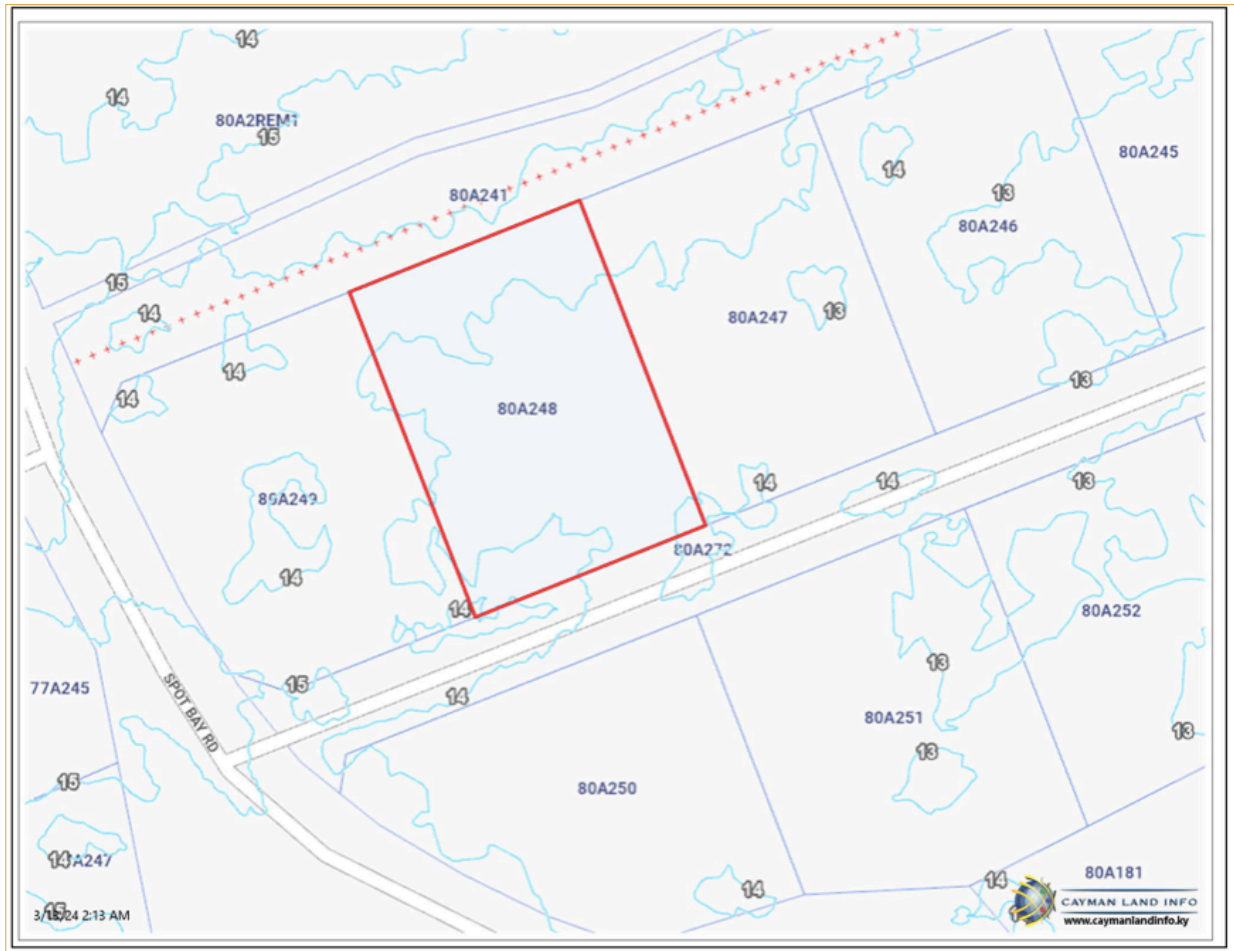


Figure 3 Topography Report showing Height Above Sea Level Direct from the Cayman Islands Land Registry Government Website

P4 Turtle Crossing is approximately 14 foot above sea level according to the Cayman Islands Government land Registry topography report as pictured above.

## 2.8 Land Registry

The Land Titles Register accurately and completely reflects the current ownership (the Vendor).

Sheet 1 of 2

**CAYMAN ISLANDS  
LAND REGISTER**

A - PROPERTY SECTION

**CERTIFIED TRUE COPY**  
*A Singh*  
Registrar of Lands

<b>GROWNPRIVATE</b>	<b>APPURTENANCES</b>	
Nature of title ABSOLUTE/ <del>PROVISIONAL</del>	A Right of Way in favour of this parcel over 92A 117 as indicated on the Registry Map. For details see inst. 9649/08 filed with 92A 117 (9649/08) SEB	No. 92A 389
Origin of title FIRST REGISTRATION MUTATION No M 10044	A min 30-ft. vehicular Right of Way over 92A 316REMI in favour of this parcel and any subsequent mutations as indicated on the Registry Map. For details see instr. filed in 92A 316REMI (6335/13) SEB	Registration Section LITTLE CAYMAN EAST Block and Parcel No. 92A 389 Name of Parcel Approx. area 0.2498 Acre (See Survey Plan FR 51/825)

**B - PROPRIETORSHIP SECTION**

ENTRY No.	DATE	INSTRUMENT No.	NAME AND ADDRESS OF PROPRIETOR(S)	SIGNATURE OF REGISTRAR
			(See 92A 316) SEB	
3	07/03/23	2191/23	OASIS LAND DEVELOPMENT LIMITED, P.O. Box 10335, Grand Cayman KY1-1003, Cayman Islands.	A Singh




Figure 4 Example Land Registry

## 2.9 P4 Turtle Crossing Sun Trajectory

The development is located in the Little Cayman West registration section, P4 Turtle Crossing is south facing.

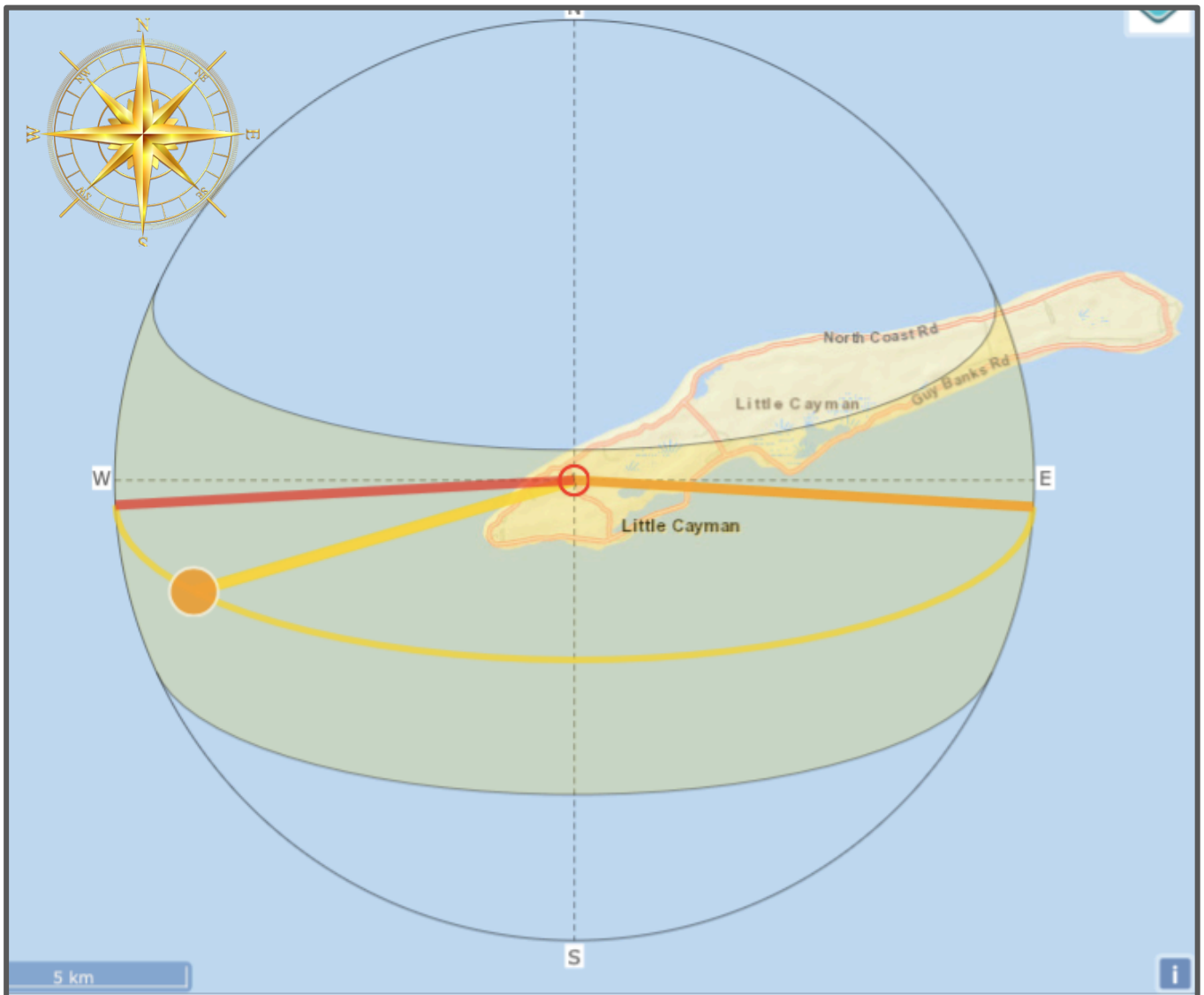


Figure 5 Sun Trajectory taken September 2024

## 2.10 Location of P4 Turtle Crossing

The below shows the exact location on P4 Turtle Crossing on Little Cayman.



Figure 6 Land Location on Little Cayman. Document from the Cayman Islands Land Registry Government Website

### 3 Purchase Process

#### 3.1 Payment Process.

Oasis has a 3-step purchase process (1) refundable reservation fee, (2) deposit payment and (3) zero percent interest free instalments. To provide you with the utmost flexibility, both the deposit and the zero percent interest-free payment plan can be tailored to accommodate your financial preferences.

- 1 **Reservation Fee:** The reservation fee is USD\$250.00, fully refundable, and payable via WorldPay. This fee removes the lot from the international market for 10 days. After payment, Oasis will send a DocuSign reservation notice, followed by a draft Purchase & Sale Agreement and Memorandum of Understanding upon receipt of the signed notice and fee.
- 2 **The Lot Deposit:** The deposit amount is customisable to your financial situation, the deposit starts from 10% of the purchase price. To determine the most favorable payment terms you can try our payment calculator <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 6 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.

*Example Payment plan based on a 6 Year payment term.*

**The Total Purchase Price for lot P4 Turtle Crossing is US\$99,750.00**

<b>Reservation Fee:</b>	\$250.00 [Refundable and credited towards the Purchase Price]
<b>Deposit:</b>	From \$9,975.00 [10%] which is payable on execution of the Agreement of Purchase & Sale. Purchasers may choose a higher deposit to reduce the installment amounts.
<b>Balance:</b>	The remaining balance is financed by Oasis [the Developer] interest free over 6 years, the 0% Interest Free Payments are paid monthly, totaling 72 payments of US\$1,243.40 (Based on a 10% deposit and 6 years).



## 4 Architectural Designs

### 4.1 Architectural Drawings

Each lot purchase comes with a complimentary set of architectural plans. These plans, which are part of the purchase price, cover the property's design framework (they do not extend to construction and mechanical schematics, this has been done to allow any adjustments if required.)

### 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 if built to the designs in their current format. (The Hampton has two options, with and without a garage, the garage can be converted to an additional bedroom.)

## 5 How to move forward and reserve P4 Turtle Crossing

---

Over the course of 16 years, our land acquisition process in the Cayman Islands has been refined to provide a seamless and straightforward route to ownership. To initiate the reservation of P4 Turtle Crossing and ensure its removal from the international market as you undertake your due diligence, you are advised to communicate your intent to your Cayman Islands Agent. They will offer detailed support through each phase of your land acquisition.

### **Reserving P4 Turtle Crossing entails the following:**

1. **Reservation Fee:** To reserve P4 Turtle Crossing, an initial reservation fee of \$250.00/£250.00 is required. This fee can be paid through WorldPay via a secure link for you to process independently, or your Cayman Islands Agent may complete the transaction on your behalf. This fee guarantees the reservation of P4 Turtle Crossing, effectively removing it from the international market for a standard period of 10 days during your due diligence. The reservation fee is refundable and is credited towards the purchase price of P4 Turtle Crossing.

2. **Reservation Form:** A Reservation form will be provided to you for electronic signature via DocuSign. This document details essential information which will be used to create the Agreement of Purchase & Sale and Memorandum of Understanding for the purchase of P4 Turtle Crossing, including your personal details and payment terms.

## 6 Sample Documents

---

### 6.1 Reservation Form

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

### 6.2 Agreement of Purchase & Sale

To view a sample Agreement of Purchase & Sale [click here](#).

## 7 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.



Figure 7 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 <https://www.oasis-land.com/blogs> stay informed and connected to all things Cayman Islands.

The Cayman Islands now welcome direct flights from Barbados (January 2024).

# Oasis Land Development Limited Est. 2008

---

To discuss how we can help, or should you  
have any questions,

Please contact us on

**345.769.7382**



345.769.7382



customercare@oasis-land.com



www.oasis-land.com



Governors Square, 23 Lime Tree Bay  
Avenue, Grand Cayman KY1-1003,  
Cayman Islands

