

March 2008 Sales Releases

Sales Release of Sector 5 Villas and Almeria North Apartments

Early Reservations Release for Lasail West and East Apartments

Many thanks for considering the purchase of one of our properties at The Wave Muscat.

In order to help with your decision making, there are a number of guidelines which we have put in place to manage the sale process. These are outlined below.

- For this release, the following registration process will be used. The date when registration will start will be announced in the Omani Local Press.
- All registrations for sales will be made on a first come, first served basis.
- Registrations will not guarantee that you will be successful in the purchase of the property you prefer. Registration will not guarantee that a property will be available for you to purchase. This will depend on the number of properties available and the number of registrations.
- In order to register to
 - ❖ purchase a villa
 - ❖ purchase an apartment
 - ❖ early reserve an apartment

You will need to come to The Wave Sales Centre in person, or send a representative duly authorized to act on your behalf, on the date announced in the Omani local press registration.

- You will be given a registration number. This is the order in which the sales and early reservations will be taken on the launch day.
- The Wave must be presented with your identification documentation (National Omani ID or passports for Omani's and passport for Ex-Pats) and a cheque made payable to The Wave Muscat SAOC for RO 3,000 (three thousand Omani Rials). The signatory on the cheque must match the identification documentation. This

signatory must also sign the Sale and Purchase Agreement (see below). The cheque must be dated as of the date of registration (i.e. the same date).

- This RO 3,000 is a registration cheque and will be held by The Wave. It will only be cashed if you make a successful purchase on the launch day. If you are unsuccessful at the launch, it will be returned immediately to you.
- The date of the launch will be advertised in the Omani Local Press.
- On the date of launch, you, or your same representative as mentioned above, must be available at The Wave Sales Centre. Appointment times will be announced, in order of the registration number. Please bring your registration/identification documents with you – they will be verified again.
- Sales will commence at 9am.
- You will be called in strict order of the registration number.
- It is your responsibility to be at The Wave Sales Centre in time for your appointment.
- If you are not available when your number is called, the next number will take your place.
- If you are late, you will be attended to at the next available appointment time, providing properties are still available.
- You will only be able to purchase or early reserve one property. One property only.
- For the purchase of the villas, a further cheque for RO 22,000 will need to be presented on the day of the sales launch. Your registration cheque of RO 3,000 will also be taken and cashed to bring the total of the initial deposit to RO 25,000 (Twenty-five thousand Omani Rials). Agreements of Sale and Purchase must be exchanged that day by both sides. The signatories on all the cheques must be the same as mentioned above and must match with the identification documentation. The date on the cheque must be the date of purchase (i.e. the date of the launch).
- The balance of the 10% deposit must be paid within 7 days from the date of launch. If this payment is not made on time, the initial deposit will be forfeited and the property will be re-offered for sale. The signatories on the cheques must be the same as mentioned above and must match the identification documentation.
- For the purchase of apartments, the whole 10% deposit will need to be paid on the day of the launch. The registration cheque of RO 3,000 will form part of this 10%

deposit. Agreements of Sale and Purchase must be exchanged that day by both sides. The signatories on the cheques must be the same as mentioned above and must match the identification documentation. The date on the cheque must be the date of purchase ie the date of the launch.

- For early reservation of the apartments, the registration cheque of RO3, 000 already presented will be sufficient to enable reservation to take place. The Early Reservation documentation must be signed on the day of the launch with the signatory matching the cheque and the identification documentation.
- If you are unsuccessful, your registration cheque of RO 3,000 will be returned uncashed.
- Joint purchases with relatives of the first degree are permitted providing they are available on the launch day and bring their own identification documents (passport and residents permit). We must be satisfied that relatives are of the first degree, please bring proof. If The Wave Muscat is not satisfied, joint purchase will not be possible. If only one purchaser is available, the property will need to be purchased in one name only.