
PARK HYATT ST. KITTS®

CHRISTOPHE HARBOUR

Reservation Application



Reference No. (office use only)

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Section 1

Instructions for Completing the Reservation Application

- (a) Fill in this Reservation Application using block letters and black ink. All details must be clearly legible.
- (b) Attach or furnish along with the signed Reservation Application, the documents specified at Schedule B.
- (c) Mode of payment should be clearly indicated.
- (d) Tick **ONLY** the relevant boxes.
- (e) Initial all the pages and sign this Reservation Application.

Section 2

Details of Parties

Details of Range Developments Ltd

Telephone : +971 4 325 3447
Fax : +971 4 325 3448
Email : info@rangedevelopments.com

Details of Applicant

.....

Name : (Mr/Mrs/Miss) _____

Nationality : _____

Passport No. : _____

(Please attach copy of passport)

Contact Details:

Physical Address : _____

P.O. Box : _____

Office Tel. No. : _____

Residence Tel. No. : _____

Mobile No. : _____

Fax no. : _____

Email : _____

Pre-Screening Questions

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Have you ever been arrested or convicted of any offence? Yes No

If yes, please provide details: _____

Have you ever served a period of time in jail or detention? Yes No

If yes, please provide details: _____

Have you ever been investigated by any tax authority? Yes No

If yes, please provide details: _____

Have you ever been involved in any personal or corporate bankruptcy? Yes No

If yes, please provide details: _____

Have you ever been denied an entry visa, been unlawfully present in, or been deported from any country? Yes No

If yes, please provide details: _____

Have you ever applied for citizenship of any country and been denied? Yes No

If yes, please provide details: _____

Have you ever been denied a work permit or residency permit in any country? Yes No

If yes, please provide details: _____

Can you confirm that the source of funds for this investment have been obtained from completely legitimate sources, and are not, whether directly or indirectly, the proceeds of criminal activities of any kind? Yes No

If no, please provide details: _____

Section 3

Information and Ownership Interest Details

A. Information

- (a) For the purposes of this Reservation Application:
- i. “Development” means Phase 1 of the Resort comprising a one hundred and thirty four (134) room luxury hotel and the common areas associated therewith to be built on the Resort as more particularly described in the Sale and Purchase Agreement;
 - ii. “Balance Amounts” means the amounts specified in Part 3 of Schedule A;
 - iii. “Escrow Account” means an escrow account established with the Escrow Agent in connection with the development;
 - iv. “Escrow Agent” means St. Kitts-Nevis-Anguilla National Bank Ltd.
 - v. “Information Pack” means the information pack provided by Range Developments Ltd to the Applicant containing, for the Applicant’s informational purposes only, particulars of the Development and other salient details in respect of the Ownership Interest;
 - vi. “Initial Payments” has the meaning set forth in clause 2 of Section 5 of this Reservation Application;
 - vii. “Ownership Interest” means an undivided ownership interest in the Development, which is equal to a 1/400th share in the Development and which will be offered to the Applicant on terms and conditions contained under the Sale and Purchase Agreement;
 - viii. “Purchase Price” means the purchase price for an Ownership Interest as specified in Part 1 of Schedule A;
 - ix. “Resort” means the luxury hospitality complex to be built by Range Developments Ltd in phases on the Christophe Harbour Resort in the Federation of Saint Christopher and Nevis and in which the Development is to be located; and
 - x. “Sale and Purchase Agreement” means the agreement to be executed between the Applicant and Range Developments Ltd with respect to the sale and purchase of the Ownership Interest.
- (b) Range Developments Ltd is developing the Development. The Applicant has been provided with the Information Pack.
- (c) The Applicant wishes to secure the reservation of an Ownership Interest in the Development and accordingly wishes to make a payment of the Deposit to Range Developments Ltd and to make the other payments specified in this Agreement in connection with such reservation.

Section 4 Payments

The investment amounts payable by the Applicant in connection with the Ownership Interest and related economic citizenship applications (collectively the “Total Investment Amount”) shall be as specified in Part 1 of Schedule A to this Reservation Application. Please note that the Total Investment Amount specified in this Reservation Application does not include the fees of the Applicant’s lawyers and other service providers of the Applicant in connection with the Applicant’s citizenship application.

Initial Payments:

Mode of Payment of Deposit and Due Diligence fees:

Cheque in the name of Escrow Account Bank Transfer to Escrow Account

Bank : St. Kitts-Nevis-Anguilla National Bank Ltd.
Beneficiary : NBTC and RDL Escrow Account
A/C No : 10142959
Swift : KNANKNSK
Bank Address: : P.O. Box 343, Central Street, Basseterre, St. Kitts, West Indies.
Currency : USD
Correspondent Bank : Royal Bank of Canada
Correspondent Bank Address : 315 Front Street West., 3rd Floor, Toronto, Ontario MSV 3A4, Canada.
Correspondent Bank Swift : ROYCCAT2

Balance Amounts:

Please select a Mode of Payment of Balance of Purchase Price:

Cheque in the name of Escrow Account Bank Transfer to Escrow Account

Bank : St. Kitts-Nevis-Anguilla National Bank Ltd.
Beneficiary : NBTC and RDL Escrow Account
A/C No : 10142959
Swift : KNANKNSK
Bank Address: : P.O. Box 343, Central Street, Basseterre, St. Kitts, West Indies.
Currency : USD
Correspondent Bank : Royal Bank of Canada
Correspondent Bank Address : 315 Front Street West., 3rd Floor, Toronto, Ontario MSV 3A4, Canada.
Correspondent Bank Swift : ROYCCAT2

Mode of Payment of Government Charges and Applicable Taxes:

The government charges and taxes in connection with the Applicant’s citizenship application shall be remitted to the lawyers and/or service providers independently engaged by the Applicant and who are responsible for the processing of the Applicant’s economic citizenship application. Range Developments Ltd shall not be responsible for ensuring the proper disbursement or utilisation of such funds for the intended purposes by the Applicant’s selected lawyers and/or service providers.

Section 5

Terms and Conditions of Reservation Application

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The terms and conditions of Section 1 to Section 5 (inclusive of Schedule A and Schedule B) of this Reservation Application (collectively referred to herein as the “Reservation Application”) apply to the Applicant’s reservation of an Ownership Interest:

1. This Reservation Application shall come into full force and effect on the date that it has been signed by both the Applicant and Range Developments Ltd (“Effective Date”).
2. Within forty eight (48) hours from the Effective Date, the Applicant shall pay the Deposit and pay the other payments set forth in Part 2 of Schedule A (together the “Initial Payments”). The Applicant acknowledges and agrees that the Deposit shall be held by the Escrow Agent pending the issuance by the Citizenship by Investment Unit of the Federation of Saint Christopher and Nevis of preliminary approval or rejection of the Applicant’s application for economic citizenship. The Applicant acknowledges that the other Initial Payments are intended to be applied for the relevant purposes as contemplated in Part 2 of Schedule A. The Applicant acknowledges that any Initial Payments which are paid to the Escrow Agent or to Range Developments Ltd are not refundable by the Escrow Agent or Range Developments Ltd, except in the circumstances expressly provided for in this Reservation Application. The Applicant acknowledges that neither Range Developments Ltd nor the Escrow agent shall be responsible for ensuring the proper disbursement or utilisation of funds paid by the Applicant to the Applicants selected lawyers and/or service providers.
3. The reservation of an Ownership Interest in favour of the Applicant shall only be made for the Applicant following receipt by the Escrow Agent of the Initial Payments in cleared funds.
4. In the event that the Initial Payments are not received by the Escrow Agent in full and in cleared funds within the period specified at clause 2 above, Range Developments Ltd shall at its option have the right to terminate this Reservation Application and upon such termination, neither Range Developments Ltd nor the Applicant will have any obligations or liability whatsoever towards the other under contract, tort or otherwise.
5. If any payments pursuant to this Reservation Application are made by cheque, the payments must be by way of banker’s drafts which must be drawn in United States Dollars. An administrative fee of One Hundred United States Dollars (USD 100) shall be charged for any cheque(s) not honoured upon presentation for any reason whatsoever.
6. All payments pursuant to this Reservation Application and/or the Sale and Purchase Agreement shall be made in the currencies specified in this Reservation Application and without any deduction, set off or counterclaim whatsoever. If the Applicant is required to deduct any amount from a payment on account of any tax or levy or any other reason, the Applicant shall gross up the amounts payable such that the net amounts received by Range Developments Ltd are as stated in the relevant part of Schedule A. The Applicant shall also bear all remittance charges in respect of any and all payments such that the required amounts are received in the currencies specified in this Reservation Application net of remittance charges.
7. The terms and conditions relating to the Ownership Interest shall be contained in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall be provided by Range Developments Ltd to the Applicant within twenty four (24) hours

- of the Effective Date. The Applicant shall within seven (7) days of receipt of the Sale and Purchase Agreement sign and return to Range Developments Ltd the original signed Sale and Purchase Agreement. The Applicant acknowledges that the Sale and Purchase Agreement is based on a standard form applicable to all other applicants in respect of Ownership Interests in the Development and that accordingly no deviations from or amendments to the standard form will be acceptable to Range Developments Ltd.
8. The Applicant acknowledges that the Applicant's application for economic citizenship cannot be lodged unless and until the original signed Sale and Purchase Agreement has been delivered to Range Developments Ltd. The Applicant further acknowledges that any delay in delivery of the original signed Sale and Purchase Agreement will lead to delay in processing of the Applicant's citizenship application and that Range Developments Ltd shall not be liable for any loss or damage to the Applicant arising from such delay.
 9. Upon the execution of the Sale and Purchase Agreement by the Applicant and Range Developments Ltd the Sale and Purchase Agreement shall replace this Reservation Application in all respects.
 10. The Applicant makes the following representations and warranties:
 - 10.1 all information provided by the Applicant pursuant to this Reservation Application (including the documents to be provided pursuant to Schedule B) is complete, accurate, true and not misleading in any respect;
 - 10.2 where documents provided by the Applicant are required to be certified, authenticated, legalized or translated, then such certification, authentication, legalization or translation has been duly and properly procured in accordance with the terms of Schedule B and any applicable laws;
 - 10.3 the Applicant will immediately provide Range Developments Ltd with all information which Range Developments Ltd may require from time to time;
 - 10.4 the Applicant will immediately inform Range Developments Ltd in writing of any material changes to the information the Applicant has provided to Range Developments Ltd including, but not limited to, the Applicant's contact details;
 - 10.5 neither this Reservation Application or the Information Pack or the Sale and Purchase Agreement constitutes, in any jurisdiction to which the Applicant is subject, a recommendation or promotion or an offer to sell or invitation to purchase securities or any other investments relating to the Development nor does it constitute, in any jurisdiction to which the Applicant is subject, the provision of investment advice or investment services or legal, tax or other advice of any kind;
 - 10.6 the entry into this Reservation Application and/or the receipt of the Information Pack or the Sale and Purchase Agreement by the Applicant is not prohibited or regulated in the jurisdiction to which the Applicant is subject; and
 - 10.7 the Applicant enters into this Reservation Application having relied solely on its own due diligence and its own independent professional advice as to the legal and economic risks and consequences of entering into the proposed arrangements.
 11. Subject to the payment of the Initial Payments and the receipt by Range Developments Ltd of the signed Sale and Purchase Agreement and the accompanying documents referred to in Schedule B in respect of the Applicant (and any of the Applicant's proposed beneficiaries) Range Developments Ltd shall co-operate and liaise with the lawyers and/or service providers in St. Kitts, selected and engaged by the Applicant to undertake the processing of citizenship applications to ensure that the Applicant's application for citizenship of Saint Christopher and Nevis pursuant to the Citizenship by Investment programme is lodged with the Citizenship by Investment Unit. The Applicant acknowledges that Range Developments Ltd cannot and does not guarantee that the citizenship application shall be successful and further acknowledges that the approval of citizenship applications is entirely at the discretion of the Government of the Federation of Saint Christopher and Nevis.

Range Developments Ltd shall not be under any obligation to ensure proper performance by the Applicant's selected lawyers and/or service providers of their professional obligations to the Applicant. The Applicant shall make independent fee arrangements with the Applicant's selected lawyers and/or service providers responsible for the processing of the Applicant's economic citizenship application.

12. Upon receipt of a preliminary approval from the Citizenship By Investment Unit of the government of the Federation of Saint Christopher and Nevis of the Applicant's application for economic citizenship ("CBI Approval"), Range Developments Ltd shall notify the Applicant in writing of such approval ("Approval Notice"). The Applicant shall within seven (7) days of the Approval Notice pay the Balance Amounts as set forth in Part 3 of Schedule A. The Deposit and the Balance Amounts shall thereafter be dealt with in accordance with the terms and conditions of the Sale and Purchase Agreement. The Applicant acknowledges and agrees that if the Balance Amounts are not received within the period stated in this clause 12 then the CBI Approval may lapse by reason of delay in payment of the Balance Amounts.
13. If the Applicant's application for economic citizenship pursuant to the St. Kitts Citizenship by Investment programme is rejected by the relevant governmental authorities of the Federation of Saint Christopher and Nevis, then Range Developments Ltd may by written notice to the Applicant or the Applicant by written notice to Range Developments Ltd terminate the Sale and Purchase Agreement. Range Developments Ltd shall within fourteen days of the date of termination of the Sale and Purchase Agreement as aforesaid procure the refund of an amount equivalent to one hundred percent (100%) of the Deposit to the Applicant. The Applicant acknowledges that no refund will be due or payable in respect of Initial Payments other than amount equivalent to one hundred percent (100%) of the Deposit. Upon such termination of the Sale and Purchase Agreement and refund of the Deposit less the administrative charges as aforesaid, all rights and obligations between Range Developments Ltd and the Applicant shall stand terminated and thereafter neither Range Developments Ltd, nor the Escrow Agent, nor the Applicant will have any obligations or liability towards each other under contract, tort or otherwise.
14. This Reservation Application is personal to the Applicant. The delegation, transfer or assignment by the Applicant of any or all of the Applicant duties or rights hereunder shall be void unless Range Developments Ltd's prior written consent has been provided.
15. The Applicant acknowledges and understands that the Applicant shall be required to comply with any applicable legal and regulatory requirements (including requirements for registration by signing all requisite documents and submitting all necessary information) in connection with the Ownership Interest. The Applicant shall comply with all legal and regulatory requirements (including signing all requisite documents and submitting all necessary information) within such time frame advised by Range Developments Ltd to the Applicant.
16. Nothing contained in this Reservation Application or the Information Pack shall be deemed to be a representation or a warranty from Range Developments Ltd to the Applicant with respect to the Development or the Ownership Interest.
17. This Reservation Application may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of this Reservation Application.
18. This Reservation Application shall be governed by and construed in accordance with the laws of the Federation of Saint Christopher and Nevis.
19. Any disputes arising in connection with this Reservation Application shall be submitted to the exclusive jurisdiction of the Federation of Saint Christopher and Nevis courts.

Schedule A - Part 1

Total Investment Amount

Type of Payment	Breakdown of Payments	Total Amount in USD
Purchase Price of Ownership Interest:		
(a) Deposit	\$43,000	\$430,000
(b) Balance of Purchase Price	\$387,000	
Government Fees for Real Estate Option:		
(a) For Applicant	\$50,000	\$
(b) For each dependent of Applicant (spouse or children aged 18 years and below). No. of dependents in this category: _____	\$25,000	
(c) For each dependent of Applicant between 18-30 years enrolled in higher education or parent above 55 years in age. No. of dependents in this category: _____	\$50,000	
(d) Share Registration Government fees		\$21,500
Sub total		\$
Due Diligence fee:		
(a) For main Applicant	\$7,500	\$
(b) For each dependent of Applicant	\$4,000	\$
Total Investment Amount		\$

- Dependents below the age of 16 years are not required to pay due diligence fees
- Additional costs apply for official government forms and attestation of documents

Schedule A - Part 2
Total Investment Amount

Type of Payment	Total Amount in USD
Deposit	\$43,000
Due Diligence Fees	\$
Initial Payments	\$

Schedule A - Part 3
Balance Amounts

Type of Payment	Total Amount in USD
Balance of Purchase Price of Ownership Interest	\$
Government Charges and Taxes (as may be applicable)	\$
Balance Amounts	\$

Schedule B

List of Citizenship Application Documents

1. Required Documents

For each applicant:

- Citizenship Application Form C1 – Personal data and declaration
- Citizenship Application Form C2 – Photograph and Signature Certificate
- Citizenship Application Form C3 – Medical Certificate
- Certified copy of Passport(s)
- Certified copy of National ID card, if applicable
- Certified copy of Residence Visa, if applicable
- Two (2) Original or certified copies of excerpt of full birth record or Birth Certificate
- Original HIV Test results, stamped and signed by Lab or Medical Doctor for applicants eight (8) years and older
- Original Police Certificate/ Certificate of No Criminal Record (valid for three (3) months) from country of birth and country where resident for more than one (1) year in the past ten (10) years
- Eight (8) recent coloured passport photos (size 45mmx 35mm, white background, full face, no smiling, both ears showing)
- Certified copy of proof of name change, if applicable
- Passport Application form

For Main Applicant:

- Original Bank Statement from internationally recognized bank, for past twelve (12) months, stamped by Bank
- Original Bank Reference Letter, valid for six (6) months
- Original Professional Reference Letter from attorney, chartered accountant, notary public
- Original document of proof of current residential address (utility bill, bank statement, written confirmation can be included in Bank Reference Letter or Professional Reference Letter)
- Original letter of employment, if employed
- Certified copy of Company Incorporation documents, Share Certificates, Business License, if self employed
- Certified copy of Educational Certificate(s) issued by University, if applicable
- Two (2) Original or certified copies of Marriage Certificate, if applicable
- Certified copy of Divorce Certificate, if applicable
- Affidavit of Financial Support of dependent children between ages eighteen (18) and thirty (30) and parents age fifty-five (55) and older
- Limited Power of Attorney permitted Service Provider to submit application(s) and collect passport(s)

For dependent children between eighteen (18) and thirty (30)

- Proof of enrollment/full-time education

All documents must be in English or if original language is not English, documents must be translated by a sworn legal translator or by a company whose main business is professional translations.

Additional documents may be required as evidence, explanation or otherwise in support of the information provided by the applicant.

2. Guidelines for submission of application documents:

All documents included in a citizenship application must be in English, or, if the original language of the document(s) is not English, the documents must be accompanied by Authenticated translations.

“Authenticated translation” means a translation carried out by either a professional translator who is officially accredited to a court of law, a government agency, an international organization, or similar official institution, or if carried out in a country where there are no officially accredited translators, a translation carried out by a company whose sole or main business is doing professional translations (i.e. not by an individual translator) and accompanied by the following declaration on the letterhead of that company:

“We hereby confirm that the translations hereto attached are a true and exact rendering in English of the original documents, copies of which are also attached hereto”.

The declaration must be signed by at least one director of the company, the signature(s) must be certified by a notary public and the notary’s certification must be authenticated by an apostille according to the Hague Convention of 5 October 1961 Abolishing the Requirement of Legalization for Foreign Public Documents.

Wherever a document is required to be submitted as a “certified copy”, this means a photocopy certified by a notary public to be a true copy of the original. The notary’s certification must be authenticated by an apostille according to the Hague Convention of 5 October 1961 Abolishing the Requirement of Legalization for Foreign Public Documents.

In countries which are not party to the Hague Convention then documents that are required to be legalized should first be certified by a Notary Public and then authenticated by the Ministry of Foreign Affairs. Alternatively, documents can also be authenticated by an approved Embassy.

Execution Page:

Signature of Applicant	
Name	
Date	

Signature of Authorized Signatory of Range Developments Ltd	
Name	
Date	