



# MASTRADE INTERNATIONAL CAPITALS LTD UCALL HOSPITAL

EMPOWERING HEALTH ACROSS  
CONTINENTS

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# Healthcare Excellence and Economic Strength of Mauritius

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Mauritius faces healthcare challenges but has made significant progress in improving its healthcare system. The country has achieved universal healthcare coverage, providing access to essential services for its population. The government has invested in infrastructure, technology, and training to enhance healthcare delivery. However, there are still areas that require attention, such as reducing waiting times, addressing regional disparities, and the poor availability of specialized care. Furthermore, focusing on preventive care, promoting healthy lifestyles, and addressing non-communicable diseases remain important priorities. Overall, Mauritius has made commendable strides in healthcare, but ongoing efforts are needed to ensure equitable access and quality care for all its citizens and for the region.

Mauritius based banking group AfrAsia Bank and South African wealth intelligence firm New World Wealth have reviewed the rise of Mauritius as the wealthiest country in Africa. Following several decades of strong growth, Mauritius now ranks as the wealthiest country in Africa by some margin (on a wealth per capita basis). Average wealth per person (wealth per capita) in the country amounts to just over US\$30,000 as at June 2021, which is well above 2nd placed South Africa (US\$11,000). Globally, it ranks above Poland (US\$23,000) and only slightly below Portugal (US\$48,000).

## **Possible reasons for Mauritius' high wealth per capita:**

- Ease of doing business in the country – Mauritius ranks 1st in Africa and 13th worldwide in the World Bank's 2020 Doing Business Report.
- Low taxes which encourage business formation and appeal to retirees. Notably, there is no inheritance tax or capital gains tax in Mauritius.
- Safety – Mauritius was recently rated by New World Wealth as the safest country in Africa, along with Namibia and Botswana. Notably, safety is one of the key drivers of wealth growth in a country.
- Strong HNWI growth – a large number of wealthy individuals (HNWIs) have moved to this jurisdiction over the past decade. In addition, many locally born HNWIs have been created as the economy has grown. Mauritius is now home to around 4,400 HNWIs, compared to 2,500 HNWIs a decade ago.
- A fast-growing local financial services sector and stock market (SEMDEX).
- High per capita income levels. The World Bank officially classified Mauritius as a high-income country in July 2020.

## **Growth forecasts:**

Our growth projections for Mauritius are strong – we expect it to experience wealth growth of 80% over the next decade (to 2030). This will make it one of the five fastest growing high-income markets in the world over this period, along with Australia, New Zealand, Switzerland and Malta. By 2030, HNWI numbers in Mauritius are expected to reach just over 7,800 compared to 4,400 currently.

# HIGH NET-WORTH INDIVIDUALS

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Mauritius has reached a new milestone in its wealth profile. According to the Africa Wealth Report 2025, released on August 26 by Henley & Partners in collaboration with New World Wealth, the island now counts 4,800 millionaires and ranks sixth in Africa by the number of high-net-worth individuals (HNWIs). In African terms, only South Africa (41,100 millionaires), Egypt (14,800), Morocco (7,500), Nigeria (7,200) and Kenya (6,800) outrank Mauritius. For a country of barely 1.3 million people, the density of wealth is striking and has direct implications for the local economy, financial stability and the attractiveness of Mauritius as an investment destination.



## DEMOGRAPHIC PROFILE

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- The current population of Mauritius is 1,277,814.
- Mauritius's population is equivalent to 02% of the total world population.
- Mauritius ranks number 157 in the list of countries (and dependencies) by population.
- The population density in Mauritius is 626 per Km<sup>2</sup> (1,623 people per mi<sup>2</sup>).
- The total land area is 2,030 Km<sup>2</sup> (784 sq. miles)
- 8 % of the population is urban.
- The median age in Mauritius is 38 years.

## PROJECTION OF REVENUE IN THE HEALTHCARE SECTOR

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- Revenue in the Health Care segment is projected to reach €901.30k in 2023.
- Revenue is expected to show an annual growth rate (CAGR 2023–2027) of 88%, resulting in a projected market volume of €1,516.00k by 2027.



# HEALTHCARE EXPENDITURE

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Over the past fifteen years, the budget allocated to the Ministry of Health and Wellness (MOHW) has increased by 91.8% from Rs 10 billion in 2010 to over Rs 15 billion.

# HEALTHCARE INFRASTRUCTURE

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- The public sector meets 73% of the health needs of the population while private healthcare facilities meet 23%. The country's health system infrastructure consists of 5 major public hospitals, 6 specialized public hospitals, 18 private multi-specialty clinics and 28 medical laboratories.
- The Mauritius government has integrated UHC into its health plan. It acknowledges health as a human right and therefore strives to provide free health services in the public sector to the entire population, which it hopes will drive economic growth and prosperity.
- It has also prioritized health on its socio-economic agenda and is in joint action with the private sector and the general public to promote healthy lifestyles and a sustainable environment free from health hazards.
- To strengthen the health sector, the Ministry of Health and Quality of Life in the World Health Organization (WHO) and other several stakeholders developed a Health Sector Strategic Plan for 2020 to 2024 for the country. This aimed to outline a road map for health development and actions that will address health challenges across the lifespan of citizens.



# HEALTHCARE WORKFORCE

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- Number of Doctors: 650
- Number of Nurses: 2700

## MAJOR HOSPITALS IN MAURITIUS

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### List of major Public hospitals in Mauritius:

#### 1. The Victoria Hospital

It is located in Candos in the Plaine-Wilhems district. It was established in 1922. It has a capacity of 400 beds.

#### 2. Sir Seewoosagur Ramgoolam National Hospital

It is located in Pamplemousses and was established in 1968. The Cardiac Centre is within the hospital compound. Within its catchments area, there is the specialized hospital in respiratory diseases of Poudre d'Or. There are 23 Community Health Centres and 4 Area Health Centres within its catchments area.

#### 3. Bruno Cheong Hospital

It was established in 1922. It provides services for a population of 170,000 inhabitants covering essentially the district of Flacq under the directorate of a Regional Health Director (RHD).

#### 4. Jeetoo Hospital

The hospital has been substantially upgraded and includes a 550–600 bed capacity, modern facilities, multiple operating theatres, and a dialysis centre.

**Specialties:** It provides a wide range of medical specialties, including General medicine and surgery, Pediatrics, obstetrics, and gynaecology, Orthopaedics, Cardiology, including a 24/7 Primary Percutaneous Coronary Intervention (PCI) service for heart attack patients; Neuro-Urodynamics unit for neurological pathologies, Diagnostic services, including MRI and CT scans.

#### 5. SAJ Hospital

The SAJ hospital features a ground floor and six additional levels, offering approximately 500 beds for hospitalized patients. It will provide advanced medical services with CT scans, MRI, X-rays, fluoroscopy, mammography, and panoramic X-rays. The hospital includes 10 operation rooms, of which four are currently operational, and has a capacity of 60 ICU beds. A designated area for stroke rehabilitation is also available, along with a Neonatal Intensive Care Unit, nursery, and Special Baby Care Unit. Moreover, 35 dialysis machines will support around 100 dialysis treatments per day.

# PRIVATE HOSPITALS IN MAURITIUS

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## 1. Welkin Hospital

It was established in 1953. It is owned and managed by the company C-Care, and it is known to provide the best quality health in Mauritius. It is equipped with the latest technology and the best medical expertise, the hospital can be seen working to improve its services to become the most trusted health facility in the country.

## 2. Clinique de Nord

A reputed health facility in Mauritius, it is known to treat at least 10,000 people every year. It was established in 1988. The hospital's specialties included cosmetic surgery, neurology, gynaecology, and ENT.

## 3. Clinique Darne

It was established in 1953. The hospital has several specialties such as cardiology, gastroenterology, neurology, oncology, orthopaedics, endocrinology, gynaecology, pulmonology, etc.

## 4. Premium Care Clinic

The newest hospital facility was opened in 2025 with a range of facilities with 60 beds including ICU, Private Beds, Semi-Private Beds.

## 5. Artemis Mauritius Clinic

Opened in 2023, Artemis Curepipe Hospital offers a comprehensive range of medical specialties and cutting-edge services, including Internal Medicine, Cardiology, Neurology, Gastroenterology. It has 80 beds capacity and is set at the centre of the island.

# MEDICAL TOURISM IN MAURITIUS

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Mauritius is a destination to contemplate for medical tourism, from the surgical stage to the recovery phase. The island's tranquil, calm, and beautiful environment makes it the perfect setting for healthy therapies, massages, spas, medical treatment, cosmetic surgery, hair implants, dental care, and other therapeutic exercises. Medical intervention here is cheaper than in many parts of the world. For the ease of customers, medical packages have been set up, combining hospitalization, care, air tickets, and accommodation at the hotel. In recent years, several world-class medical establishments, expert doctors, and medical technology have been introduced to deliver quality healthcare services and patient care. Mauritius offers an exclusive opportunity for guests to combine healthcare, wellness, and leisure in a single trip. The island is aiming at becoming a destination of choice for a quality health stay while being surrounded by a sublime ocean and weather.



# UCALL HOSPITAL

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At UCall Hospital, we put our patients first— because healing begins not only with treatment, but with trust, empathy, and careful planning. Our team works tirelessly to ensure seamless access to international healthcare, from emergency transfers to complex surgeries and post-recovery care.

Whether you're seeking urgent attention or exploring long-term treatment abroad, we're here to guide, support, and coordinate — every step of the way.

- Personalized Treatment Coordination
- Compassionate & Experienced Support Team
- Transparent Costing from Top Hospitals
- Visa, Travel, & Accommodation Arrangements
- Ongoing Guidance — Before, During & After Treatment





## **PROJECT MANAGEMENT – MASTRADE INTERNATIONAL CAPITALS LTD & PARTNERS**

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Mastrade International Capitals Ltd will be responsible for looking for investments and manage the implementation of Projects which it wishes to realise for the benefit of the society.

Mastrade International Capitals Ltd is a Trade & Consulting company in Mauritius which has partners of a full multi-disciplinary engineering design and project management services to deliver a project from surveys and initial conception through feasibility studies, detail design, tender process, contract administration, site supervision and final handover. The knowledge base and expertise within Mastrade International Capitals Ltd and its partners covers the whole spectrum of building, civil engineering works, trade and business development.

## SCOPE OF SERVICES

- Liaison with UCall Hospital, and other stakeholders;
- Coordination and management of Professionals (Architect, Civil/Structural Engineer, MEP Engineer, Quantity Surveyor and Landscape Architect);
- Obtain necessary clearances from relevant authorities (BLUP, Occupational Permit, Fire Clearances and/or other), Ensure timely completion of design;
- Preparation of Tender Documents, appointment and management of contractors for construction, ensure timely completion of the construction works;
- Ensure completion of the projects within budget and to specified standards. Liaison with Authorities during implementation of the projects;
- Management of projects' finances;
- And any other services as may be required.

# THE HOSPITAL

UCall Hospital will be erected on a plot of leasehold land of 15 arpents in the centre of the island (Cote D'Or/Trianon/Moka area) . The Project consists of the following:

- A main hospital block which will cater mainly for casualties, consultation rooms for out-patients, 300 rooms for in-patients, drug stores, operation theatres, cafeterias and administrative offices
- A doctor's block comprising of 20 ensuite rooms which will accommodate expatriate doctors and provide a place for doctors working night shifts to rest. This will also enable doctors attend to emergencies without delay.
- An apartment block with 15 rooms. These will be rented to patient's families who wish to stay close to their family being treated and/or for families who come from abroad for treatment.





# UCALL HOSPITAL

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UCall Hospital is committed to treating patients with medical excellence, care and treatment with compassion. The hospital offers a range of specialist services including Oncology, Cardiology, IVF & Fertility Treatments, Neurosurgery & Spine Surgery & Orthopedics & Joint Replacement. It offers support to the patients and their family members, who find themselves in such an environment where they get the best medical care.

## OUR VISION

To be the hospital of choice for patients, physicians and employees by providing state-of-the-art medical care with compassion and dignity. We aim to become a leader service provider in improving quality and incorporating innovative healthcare for our patients.

## OUR MISSION

We aim to provide the highest quality of patient care along with nurturing and delivering clinical excellence. We firmly believe and practice charity for humanity, irrespective of caste, race or denominations.

## OUR VALUES

We provide the highest quality patient care delivered through technology, research and the human touch.

## PROJECT BRIEF

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The facility will be designed to provide single patient's rooms to prioritise the latter's comfort, privacy and safety. This also reduces the risk of infection,

The facility will be equipped with advanced healthcare technologies which will be made available to locals and foreigners.

The outdoor will be designed to include greenery in view of creating areas for relaxation and reflection. Rooftop gardens will also be provided for patients and visitors to enjoy.

Its location at Cote D'Or/Moka/Trianon is easily accessible for patients, staff and emergency services due to its proximity with the M1 and M3 roads. Sufficient space will also be allocated within the facility for parking of patient's and staff's transportation.

## PROJECT LOCATION

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# SUSTAINABLE DEVELOPMENT

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UCall Hospital will be designed and operated as a Low Carbon/Green Energy Hospital, positioning it as one of the most advanced healthcare facilities in the African region.

## ENERGY & SUSTAINABILITY FEATURES

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- Solar Photovoltaic (on-site & rooftop) covering 30% to 40% of energy needs
- Battery Energy Storage System (BESS)
- Smart Energy Management System (AI Driven)
- High efficiency HVAC with heat recovery
- Led & motion sensor lighting
- Water & Waste Management
- Zero discharge waste management
- Green landscape & Green Zone



## STRATEGIC ADVANTANGES

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- 20% - 30% reduction in long-term operating costs
- ESG Compliant Investment Profile
- Eligibility for Green Financing & Climate Funds & Concessional Loans

## AIMS & OBJECTIVES

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The aim of the project is to provide a world class Medical Hub in Mauritius that includes medical facilities, medical treatment and contemporary care approach. The main facilities are as follows:

1. Orthopedics & Joint Replacement
2. Cardiology & Heart Surgery
3. Oncology (Cancer Treatment)
4. Neurosurgery & Spine Surgery
5. IVF & Fertility Treatments
6. Transplants (Kidney, Liver)
7. Dental & Maxillofacial Care
8. General/Minimally Invasive Surgeries
9. Cosmetic & Plastic Surgery
10. Repatriation Services



# CRITICAL CARE DEPARTMENT

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The Accident & Emergency Department of Critical Care Medicine at UCall Hospital will provide a world-class emergency care 24-hour to patients with life-threatening conditions requiring intensive medical interventions. The team setup will be multi-disciplinary with critical care specialists providing consultative, diagnostic and therapeutic services for patients with life-threatening conditions. The A&E facility will provide a full spectrum of ICU & Critical Care Unit (CCU) services by efficient and skilled physicians. A separate ICU will be dedicated for Cardiac patients annexed to the A&E for rapid handover and timely access for treatment. Neuro patients, Oncology patients and Orthopaedic surgery patients in order to avoid any chances of infection.



# CARDIAC CARE

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- **Preventive Care:** Cardiac care often begins with preventive measures, such as lifestyle changes, dietary adjustments, and regular exercise to reduce the risk of heart disease. Healthcare providers may also recommend routine check-ups and screenings for risk factors like high blood pressure, high cholesterol, and diabetes.
- **Diagnostic Services:** Early diagnosis is critical in managing heart conditions. Cardiac care services include diagnostic tests like electrocardiograms (ECG or EKG), echocardiograms, stress tests, and cardiac catheterizations to evaluate heart function and identify issues.
- **Treatment Options:** Depending on the diagnosis, treatment options may include medications, lifestyle changes, and surgical interventions. Common cardiac procedures include angioplasty, stent placement, bypass surgery, valvular repair or replacement, and implantation of pacemakers or defibrillators.
- **Rehabilitation:** Cardiac rehabilitation programs help individuals recover from heart-related events or surgeries. These programs offer supervised exercise, dietary counselling, and education on managing heart disease risk factors.
- **Medication Management:** Many cardiac patients require ongoing medication to control blood pressure, reduce cholesterol levels, prevent blood clots, or manage heart rhythm disorders. Cardiac care services include monitoring and adjusting medication regimens as needed.
- **Education and Counselling:** Cardiac patients and their families often receive education and counselling on lifestyle modifications, dietary choices, stress management, and other aspects of heart health.
- **Emergency Care:** Cardiac care services also encompass emergency care for heart-related emergencies, such as heart attacks or sudden cardiac arrest. Rapid response and treatment are critical in these situations.
- **Cardiac Rehabilitation:** For individuals recovering from heart surgery or a heart attack, cardiac rehabilitation programs offer structured exercise, education, and support to improve physical fitness and overall heart health.
- **Long-Term Management:** Cardiac care is often a lifelong journey. Patients with chronic heart conditions require ongoing monitoring and management to prevent complications and maintain their quality of life.
- **Support Groups:** Many cardiac care facilities offer support groups and resources for patients and their families to help them cope with the emotional and psychological aspects of living with heart disease.

# ONCOLOGY

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- **Diagnosis and Staging:** Oncologists use advanced diagnostic techniques such as imaging, biopsies, and laboratory tests to accurately diagnose cancer and determine its stage, which helps guide treatment decisions.
- **Treatment Planning:** After diagnosis, oncologists work with a multidisciplinary team to develop personalized treatment plans based on the type and stage of cancer. Treatment options may include surgery, chemotherapy, radiation therapy, immunotherapy, targeted therapy, or a combination of these.
- **Treatment Administration:** Oncology services administer various cancer treatments, often in specialized infusion or radiation therapy centres within the hospital. This includes chemotherapy sessions, radiation therapy, and other therapies as prescribed.
- **Supportive Care:** Oncology services provide a range of supportive care services to manage side effects and improve the quality of life for cancer patients. This can include pain management, nutritional support, psychosocial counselling, and symptom management.
- **Clinical Trials:** Many hospitals with oncology services participate in clinical trials to offer patients access to cutting-edge treatments and therapies that may not be widely available.
- **Palliative Care:** Palliative care teams focus on improving the comfort and well-being of cancer patients, especially those with advanced or terminal disease. Their goal is to enhance the overall quality of life and provide emotional support.
- **Survivorship Care:** Hospitals often offer survivorship programs that help patients transition from active treatment to post-treatment life, addressing long-term health and emotional needs.
- **Cancer Research and Education:** Some hospital oncology departments are involved in cancer research and education, contributing to advancements in cancer treatment and providing resources for patients and their families to better understand the disease.
- **Coordination of Care:** Oncology services often coordinate care with other medical specialties, ensuring that patients receive comprehensive care that addresses both cancer-related and other health issues.
- **Patient and Family Support:** Hospitals offer resources and support for patients and their families, including educational materials, support groups, and access to social workers or counsellors.
- **End-of-Life Care:** In cases where cancer is terminal, oncology services provide compassionate end-of-life care, focusing on pain management and emotional support.

# RENAL SERVICES

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- **Diagnosis and Evaluation:** Renal services involve the diagnosis and evaluation of various kidney disorders and conditions, such as Chronic Kidney Disease (CKD), Acute Kidney Injury (AKI), kidney stones, and Congenital Kidney Abnormalities. Diagnostic tools may include blood tests, urine tests, imaging studies, and kidney biopsies.
- **Treatment and Management:** Nephrologists, who are specialized doctors in kidney care, play a central role in providing treatment and management options for kidney-related conditions. Depending on the diagnosis, treatments may include medications, lifestyle changes, dietary modifications, and dialysis.
- **Dialysis Services:** Many renal service programs offer dialysis services for individuals with advanced kidney disease. Dialysis is a life-saving treatment that removes waste products and excess fluids from the blood when the kidneys are no longer able to perform these functions adequately. There are two main types of dialysis: haemodialysis and peritoneal dialysis.
- **Kidney Transplantation:** Renal services also include evaluation and care for individuals who may be candidates for kidney transplantation. This involves assessing patients for transplant eligibility, coordinating the transplant surgery, and providing post-transplant care.
- **Education and Support:** Renal services often provide education and support for patients and their families. This includes helping patients understand their condition, teaching them how to manage their diet and medications, and offering emotional support to cope with the challenges of kidney disease.
- **Preventive Care:** Renal services may emphasize preventive care to help individuals reduce their risk of kidney disease. This can include lifestyle modifications such as maintaining a healthy diet, controlling blood pressure, and managing diabetes, as these are common risk factors for kidney problems.
- **Research and Innovation:** Many renal service programs are involved in ongoing research and clinical trials to advance the understanding of kidney disease and develop more effective treatments.

# STAGES OF THE PROJECT

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## STAGE 1: FEASIBILITY STUDY AND BUSINESS CASE

- Obtain all relevant formalities and procedures from the Economic Development Board Mauritius, Ministry of Health & Quality of Life
- Engage in discussions with relevant stakeholders and government officials
- Enlist potential Tax benefits for foreign companies and identify which schemes they fall under; Obtain procedures for application of acquisition of land and immovable property by foreign companies and obtain procedures for Land Building permit
- Explore prospective locations for a hospital facility including costs & benefits
- Identify Smart Cities that has a strategic location for a hospital. Ascertain benefits and provide an overview of the Smart Cities in Mauritius
- Identify Smart Cities that has a strategic location for a hospital. Ascertain benefits and provide an overview of the Smart Cities in Mauritius
- Obtain import equipment laws for medical supplies. Diabetes services. Is private sector adequately covered?
- Cardiology Facilities available in both private and public sectors.
- Circulatory and Cardia and main mortality and mobility factor in Mauritius. Are private services sufficiently covered?
- Respiratory related diseases. Is the Private Sector sufficiently covered?
- Ophthalmology Is private sector sufficiently covered?

- Oncology (Medical, Surgical & Radiation). Is the private sector sufficiently covered?
- Medical Tourism. There has been a substantial demand in Mauritius from different parts of the world in the last decade. What is the current state of affairs?
- Maternal rise has shown considerable rise in the private sector in the recent past. What is the current trend?
- Show on map locations of all Private Health Clinics in Mauritius.
- Visit 5 top private clinics and report on facilities and bed occupancy. Observe and report structure of services offered, quality of services and infrastructure. Report on their respective turnovers. What is the profit percentage?
- Obtain published prices for private hospitals in Mauritius. Packages including Procedures, Accommodations, Nursing Services, Respite Services etc.
- Obtain published prices for Consultations, Procedures, Lab and Medical Imaging.
- Ascertain whether Private Health Sector Costs are regulated and controlled.
- MOHQOL specifications for HealthCare facilities documents.
- Obtain documents for HRDC for Training Incentives.
- Identify government's strategic planning for healthcare and provision for Nursing, Dentists, Allies Health Professionals. Explore any gaps in services in Mauritius and/or in the region if possible.
- Obtain a list of Medical Specialists in Mauritius relating to the health profile of the country. Indicate shortage or over supply in the respective fields.

## STAGE 2: INVESTORS AND BUSINESS PLAN

### Objectives

- To carry out a prefeasibility study on the project followed by a full-fledged Business Plan
- Drafting of the full Business Plan including its business strategy, Human Resource Strategy and Product and services amongst others in collaboration with the promoters
- Preparing the 10-year Financial projections of UCall Hospital
- Proposed on the best option to implement UCall Hospital taking into consideration the Pros and Cons of the different options available for this New Hospital Project
- To roll out an implementation plan and commissioning of the hospital



## STAGE 3: IMPLEMENTATION PLAN & COMMISSIONING INCLUDING CONSTRUCTION

- Preparation and submission of technical briefs on the project including Functional and Architectural Brief, Medical Equipment Manual and Human Resource Manual
- Review floor plans and architectural drawings before submission for approval
- Select and recommend the appointment of Building Consultants / Professionals and the Construction Contractor
- Assist in the Preparation of project documents
- Monitor and ensure the Preparation and submission of construction drawing
- Preparation of operation related documents at the time of pre-commissioning of the hospital
- Assist the Hospital Company in estimating the cost the project cost up to commissioning and monitoring thereof
- Assist the Company in obtaining all permits and approvals for the hospital
- Assist in the Company in procurement of medical and non-medical equipment, preparation of technical comparison matrix and final supplier selection.
- Assist in procurement and selection of M&E equipment for the hospital
- Prepare hospital organigram and staff establishment
- Coordinating pre - installation and installation activities
- **Monitor project progress:** Monitor, the progress of the Project and completion thereof within such time frame

- **Monitor project progress:** Monitor, the progress of the Project and completion thereof within such time frame as shall be agreed by promoters. In the event that the Project shall not be completed in time or that any other factor exists or is likely to exist which may delay the completion of the Project or cause any hindrance thereto, make recommendations and tender advice for the timely progress and completion of the Project
- **Monitor Project Cost:** Monitor the costs of implementation of the Project and identify the variation, if any in the cost of the Project
- **Coordination of project activities:** Co-ordinate the scheduled activities and responsibilities of the Construction Professionals to ensure that the activities of Professionals are carried as per the agreed timelines
- **Reporting to the Company:** Submit monthly progress report to the Company
- **Assist in obtaining approvals and licenses:** Assist the promoter to obtain the Approvals from the relevant regulatory authorities to establish and to operate the Hospital
- Liaise with the authorities and ensure that all necessary information and/or documentation is provided to the authorities as and when required
- To the best of its ability and to the extent as is permissible by law, assist the Company in obtaining all fiscal concessions and incentives for the project
- Assist the Company in obtaining all Approvals as are necessary and/or incidental for the Company to perform its respective obligations under the Agreement, either unconditionally or subject to conditions which do not materially or adversely affect such Party
- Recommendation on professionals and other personnel to be appointed for the project
- Recommend the appointment of Construction Professionals and such administrative personnel. Ensure that all the Professionals provide performance and service guarantees to the Company and professional indemnity insurance cover
- Start of construction: Initiate/ assist in leading the construction of the Hospital.

# PROJECT FINANCE

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- Prepare and submit applications to financial institutions and development agencies for funding debt portion of the Project Cost and overrun, if any
- Co-ordinate with the financial institutions and obtain term sheet/ sanction letter as the case may be for the requisite debt at the most advantageous terms with no recourse to Company and PROJECT MANAGER
- Submit the term sheet/ sanction letter as the case may be with its recommendations
- On acceptance of terms of sanction letter by the Company, co-ordinate with financial institutions and development agencies for loan documentation and execution
- Co-ordinate with the Company or any agency for compliance of pre-disbursement conditions or any such condition as may be stipulated by financial institutions and development agencies
- Co-ordinate with the Company and financial institution & development agencies for getting the necessary loan disbursement from time to time as per the needs of Project so that Project progress is not hampered due to lack of funds.



## STAGE 4: SETTING UP OF SERVICES

### Equipment and consumables supplies:

- To identify the best brands that are in compliance with European & American standards
- To source out equipment according to each specialty
- Room equipment (medical bed, BP machine, etc)
- iCU: Ventilator, Monitors, defibrillators
- OR Lamp, Ventilator Adult and pediatric, OR bed Etc
- Cardiac Specialty: Angiography machine , Heart Lung Machine
- Ophthalmology equipment for surgery
- IT/INFORMATICS: HIS (Hospital Information System), RIS (Radiology Information Systems), PACS



# STAFF RECRUITMENT

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- Doctors (Specialist Doctors, Specialist surgeon: Cardiac Surgeon, Urology, ophthalmology, general surgeon, Resident Doctors)
- Nurses (General nurse, Specialist nurse)
- Health care assistance
- Management staff (IT, Maintenance, Marketing)
- Training program for all the staff: The system of the hospital, including The IT
- Advertising and marketing campaign
- Setting up own school of Nursing
- Accreditation.  
(To be costed according to requirements and specifications of products)



## STAGE 5: RUNNING THE HOSPITAL

For 18-months from date of operation to control and monitor the performance of the company to ensure strict compliance with business for the benefit of the shareholders.

## CONSTRUCTION COST ESTIMATE

Description	Unit	Quantity	Rate (MUR)	Amount (MUR)	Amount (USD)
Land Cost incl Land Transfer Tax (5%)				78750000	1711956.52
Land Area	arp	15			
<b>HOSPITAL BLOCK</b>					
Bedrooms	m2	1150	90000	103500000	22500000
Support Areas (60%)	m2	6970	75000	522769516.7	11364554.71
Common Areas (30%)	m2	5576	65000	362453531.6	7879424.6
Equipment (incl Ambulances)	Sum			10000000	2173913.04
Sub Total 1 (Hospital Block)				2020223048	43917892.35
<b>DOCTOR'S LODGE</b>					
Rooms (20 Nos)	m2	1200	95000	114000000	2478260.87
Sub Total 2				114000000	2478260.87
<b>FAMILY LODGE</b>					
Rooms (15 Nos)	m2	1200	75000	90000000	1956521.74
Sub Total 3				90000000	1956521.74
<b>INFRASTRUCTURE WORKS</b>					
Parking Area & Access Roads	arp	2.7	2500000	6750000	146739.13
Landscaping	arp	10	3500000	35000000	760869.57
Wastewater Treatment Plant	Sum			75000000	1630434.78
Water, Electrical & Telecom Networks	arp	2.7	2500000	6750000	146739.13
Sub Total Infrastructure				123500000	2684782.61
Construction Cost				2347723048	51037457.57
Contingency @15%				352158457.3	7655618.64
Professional Fees @20%				539976301.1	11738615.24
Total Project Cost excl VAT				3239857807	70431693.45
VAT @15%				485978671	10564753.72
<b>TOTAL Project Cost incl VAT &amp; Land</b>				<b>3804586478</b>	<b>82708401.69</b>