



**GRAND COURT OF THE CAYMAN ISLANDS
DIVISION**

CAUSE NO: G2026-

CRYSTAL VANESSA SCOTT

PLAINTIFF

AND:

- (1) OASIS BEACH BAY DEVELOPMENTS**
- (2) AURA WELLNESS DEVELOPMENTS LTD.**

DEFENDANTS

WRIT OF SUMMONS

TO: OASIS BEACH BAY DEVELOPMENTS and AURA WELLNESS DEVELOPMENTS LTD. C/O Avroe Management Ltd. P.O. Box 10061, George Town Financial Center, Suite 306, 90 Fort Street, Grand Cayman KY1-1001

THIS WRIT OF SUMMONS has been issued against you by the above-named Plaintiff, c/o Samson Law Associates, 20 Genesis Close, PO Box 2425, KY1-1105 in respect of the claims set out on the next page.

Within 14 days after service of this Writ on you, (or where this Writ is served on you out of the jurisdiction pursuant to an Order of the Court, within 28 days) counting the day of service, you must either satisfy the claim or return to the Courts Office, P.O. Box 495, George Town, Grand Cayman, KY1-1106, Cayman Islands the accompanying Acknowledgement of Service stating therein whether you intend to contest these proceedings.

If you fail to satisfy the claim or to return the Acknowledgement within the time stated, or if you return the Acknowledgement without stating therein any intention to contest the proceedings, the Plaintiff may proceed with the action and judgment may be entered against you forthwith without further notice.

Issued this **10th day of April 2026**.

NOTE this Writ may not be served later than 4 calendar months (or, if leave is required to effect service out of the jurisdiction, 6 months) beginning with that date of original issuance unless renewed by order of the Court.

IMPORTANT

Directions for the Acknowledgement of service are given with the accompanying form.

This WRIT & STATEMENT OF CLAIM was filed by Samson Law Associates, Attorneys-at-Law for the Plaintiff whose address for service is 20 Genesis Close, PO Box 2425, Grand Cayman, KY1-1105, Cayman Islands. (Attn: Alexandria Fennell email: afennell@samsonlaw.ky)

**IN THE GRAND COURT OF THE CAYMAN ISLANDS
CIVIL DIVISION****CAUSE NO: G2026-****BETWEEN:****CRYSTAL VANESSA SCOTT****PLAINTIFF****AND:**

- (1) OASIS BEACH BAY DEVELOPMENTS**
- (2) AURA WELLNESS DEVELOPMENTS LTD.**

DEFENDANTS

STATEMENT OF CLAIM

1. The Plaintiff is an individual resident who is residing in Grand Cayman and is considered "Purchaser and/or Former Purchaser" in relation to this claim.
2. The 1st Defendant, at all material times, is an ordinary resident company registered in the Cayman Islands. It is also the legal owner and registered proprietor under the Registered Land Law (2018 Revision) of land located at Lower Valley, Block 38C, Parcel 72 ("the land"). The 1st Defendant is also referred to as the "Vendor" in both the agreement for sale & purchase of land and the agreement to develop.
3. The 2nd Defendant, at all material times, is an ordinary resident company registered in the Cayman Islands. It is referred to as the "Developer" of the land in accordance with both the agreement for sale & purchase of land and the agreement to develop.
4. The 2nd Defendant entered into an agreement with the 1st Defendant to develop the land.
5. The 1st Defendant agreed with the Purchaser to sell part of the land, and the 2nd Defendant agreed to construct a dwelling on said land.

The Agreements

6. By an Agreement for Sale and Agreement to Develop both dated 9 October 2019 the Original Purchasers agreed to purchase Lot 34 from the 1st Defendant who used the services of the 2nd Defendant to develop a property (Unit 502).
7. Pursuant to the terms of both agreements, the original purchasers acquired contractual rights and interests in the property. The interests of the original

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- purchasers were transferred to an individual by the name of Gunjan Gupta, a representative of both the Defendants.
8. By way of a Deed of Assignment dated 14 July 2020, Gunjan Gupta was mentioned as the "Assignor" to this agreement and the Plaintiff, the "Assignee". The Assignor agreed to assign the Agreement for Sale to the Plaintiff which would enable her to complete the purchase of the property (Unit 502).
 9. The terms of the Sale & Purchase agreement dated 9 October 2019 for the Plaintiff were, inter alia:
 - a. The Plaintiff agreed to the construction of a dwelling on the Strata Lot by the 2nd Defendant upon the terms and conditions of the said agreement.
 - b. The 1st Defendant shall sell and the Plaintiff shall purchase the Strata Lot at the purchase price.
 10. In accordance with "Schedule A" of the Agreement for Sale & Purchase of Land, as per the assignment sale on 14 July 2020, the development price was to be paid by the Plaintiff to the 2nd Defendant as follows:
 - i. The sum of CI\$12,599 was to be paid to the 2nd Defendant as an "initial deposit" on the signing of the agreement;
 - ii. The sum of CI\$12,600 was to be paid to the 2nd Defendant before 15th August 2020 and was considered "the further deposit";
 11. The terms of the Agreement to Develop dated 9 October 2019 for the Plaintiff was, inter alia:
 - a. The 2nd Defendant has agreed to construct the dwelling on the Strata Lot upon the terms and conditions of the agreement;
 - b. The 2nd Defendant has agreed to develop or cause to be developed the dwelling on the Strata Lot (Unit 502) in the development at the Development Price in accordance with the plans and specifications and subject to the modifications policy;
 12. The Plaintiff paid \$25,199 via Simba Ltd. t/a Re/Max C.I. as the deposit for her unit.
 13. After the Plaintiff paid over the deposit, the 2nd Defendant was unable to perform its obligations under the Agreements and was unable to complete the construction of the property.

14. Several email correspondences were made between the Plaintiff and the Defendants via a representative of Orchard Ecovillage. On 14 July 2023, the Plaintiff received a Settlement Agreement from the Defendants.
15. The settlement agreement was for the Defendants to repay the Plaintiff \$25,199.50 which was considered the deposit paid by the Plaintiff. The Plaintiff and the Defendants executed the said settlement agreement. A term of this agreement was that the Defendants would repay the deposits paid by the Plaintiff in the following amounts and timelines:
 - a. By midnight on 21 July 2023 CI\$5000
 - b. By midnight on 20 September 2023 CI\$20,199.50
16. The Plaintiff received \$5000 from the Defendants as a partial repayment of the debt owed to her.
17. The remaining \$20,199.50 was not repaid on the date promised by the Defendants. A further settlement agreement was subsequently executed by the parties on or about 11 June 2024. This agreement was also for the Defendants to repay the deposits made by the Plaintiff. A term of this agreement was that the Defendants would repay the deposits paid by the Plaintiff in the following amounts and timelines:
 - a. CI\$ 2019.95 on 12 July 2024;
 - b. CI\$ 4039.90 on 30 August 2024; and
 - c. CI\$ 14139.65 on 31 October 2024
18. On 31 July 2024, the Plaintiff received an email from the representatives of Orchard Ecovillage regarding the repayment of the deposit. It mentioned that "all purchasers will be repaid in full for their total amount owing, together with an additional \$500 as a thank you for your continued patience."
19. Despite a new contract being formed between the Plaintiff and the Defendants for the Defendants to reimburse the Plaintiff, no monies have been paid over by the Defendants to the Plaintiff in the time period outlined in the said agreement. The said settlement agreement remained binding on all parties.
20. The amounts outstanding since the partial repayment of the debt is \$20,699.50, which accounts for the \$20,199.50 remaining deposit and \$500 goodwill gesture.
21. To date, despite the Defendants making several promises that the remaining debts would be paid, the Plaintiff has not received the outstanding sums.

22. The Defendants' failure to repay the remainder of the Plaintiff's deposit amount to a breach of their obligations to the Plaintiff and has caused the Plaintiff to suffer loss and damage as result.

THE PLAINTIFF CLAIM AS FOLLOWS:

- a) CI\$20,199.50 which was agreed as the deposit paid by the Plaintiff;
- b) CI\$500 as goodwill offer made by the Defendants;
- c) Interest at a rate of 2.375%, in accordance with section 24 of the Judicature Act (2021 Revision) and the Judgment Debts (Rates of Interest) Rules (2021 Revision), as amended from time to time;
- d) Costs; and
- e) Such further and other equitable relief as this Honourable Court shall deem fit.

DATED this **10th** day of **April 2026**



Samson Law Associates
Attorneys-at-Law for the Plaintiffs

**TO: The Clerk of the
 Court**

AND TO: The Defendants

INDORSEMENT

The amount claimed in respect of the breach of agreement is **CI\$20,699.50**. The amount of the filing fees to commence proceedings is **CI\$200** plus ad valorem fees of **CI\$107**. If, within the time for returning the acknowledgement of service, the Defendants pay the Plaintiff or its Attorneys-at-law the total amount claimed in principal, interest and the costs of issuing the Writ of Summons, further proceedings will be stayed. The money must be paid to the Plaintiff or its Attorneys-at-law.

INDORSEMENT REGARDING INTEREST

1. The prescribed rate of interest is $2\frac{3}{8}\%$ in accordance with section 24 of the Judicature Act (2021 Revision) and the Judgment Debts (Rates of Interest) Rules (2021 Revision).
2. The date from which interest is payable is 1st November 2024, which is the day after the partial repayment of the debts owed to the Plaintiff and the date after the altered date for repayment under the settlement agreement.
3. The total amount of interest claimed at the date of the issue of this writ 10 April 2026 is CI\$707.92
4. The amount of interest accrued each day is CI\$1.94

DIRECTIONS FOR ACKNOWLEDGMENT OF SERVICE OF WRIT OF SUMMONS

1. The accompanying form of Acknowledgment of Service should be completed by an Attorney acting on behalf of the Defendant or by the Defendant if acting in person.

After completion it must be delivered or sent by post to the Law Courts, P.O. Box 495, George Town, Grand Cayman.

2. A Defendant who states in his Acknowledgment of Service that he intends to contest the proceedings must also serve a defence on the Attorney for the Plaintiff (or on the Plaintiff if acting in person).

If a Statement of Claim is indorsed on the Writ (i.e. the words "Statement of Claim" appear on the top of page 2), the defence must be served within 14 days after the time for acknowledging service of the Writ, unless in the meantime a summons for judgment is served on the Defendant.

If the Statement of Claim is not indorsed on the Writ, the defence need not be served until 14 days after a Statement of Claim has been served on the Defendant,

If the Defendant fails to serve his defence within the appropriate time, the Plaintiff may enter judgment against him without further notice.

3. A Stay of Execution against the Defendant's goods may be applied for where the Defendant is unable to pay the money for which any judgment is entered. If a Defendant to an action for a debt or liquidated demand (i.e. a fixed sum) who does not intend to contest the proceedings states, in answer to Question 3 in the Acknowledgment of Service, that he intends to apply for a stay, execution will be stayed for 14 days after his Acknowledgment, but he must, within that time, issue a Summons for a stay of execution, supported by an affidavit of his means. The affidavit should state any offer which the Defendant desires to make for payment of the money by instalments or otherwise.

See over for notes for guidance

Notes for Guidance

1. Each Defendant (if there are more than one) is required to complete an Acknowledgment of Service and return it to the Courts Office.
2. For the purpose of calculating the period of 14 days for acknowledging service (or 28 days in the case of a writ served outside the jurisdiction pursuant to an order of the Court), a writ served on the Defendant personally is treated as having been served on the day it was delivered to him.
3. Where the Defendant is sued in a name different from his own, the form must be completed by him with the addition in paragraph 1 of the words "sued as (the name stated on the Writ of Summons)".
4. Where the Defendant is a FIRM and an attorney is not instructed, the form must be completed by a PARTNER by name, with the addition in paragraph 1 of the description "Partner in the firm of (.....)" after his name.
5. Where the Defendant is sued as an individual TRADING IN A NAME OTHER THAN HIS OWN, the form must be completed by him with the addition in paragraph 1 of the description "trading as (.....)" after his name.
6. Where the Defendant is a LIMITED COMPANY, the form must be completed by an Attorney or by someone authorized to act on behalf of the Company, but the Company can take no further step in the proceedings without an Attorney acting on its behalf.
7. Where the Defendant is a MINOR or a MENTAL PATIENT, the form must be completed by an Attorney acting for a guardian ad litem.
8. A Defendant acting in person may obtain help in completing the form at the Courts Office.

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DEFENDANTS**ACKNOWLEDGMENT OF SERVICE OF WRIT OF SUMMONS**

If you intend to instruct an Attorney to act for you, give that Attorney this form IMMEDIATELY.

Important. Read the accompanying directions and notes for guidance carefully before completing this form. If any information required is omitted or given wrongly, THIS FORM MAY HAVE TO BE RETURNED.

Delay may result in judgment being entered against a Defendant whereby the Defendant may have to pay the costs applying to set it aside

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1. State the full name of the Defendant by whom or on whose behalf the service of the Writ is being acknowledged.

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2. State whether the Defendant intends to contest the proceedings (tick appropriate box)

☐ Yes ☐ No

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3. If the claim against the Defendant is for a debt or liquidated demand, AND the Defendant does not intend to contest the proceedings, state if the Defendant intends to apply for a stay of execution against any judgment entered by the Plaintiff (tick box)

☐ Yes ☐ No

Service of the Writ is acknowledged accordingly

(Signed).....

[The Plaintiff]/ [Attorney for the Plaintiff]

Address for service: Please complete overleaf

This WRIT & STATEMENT OF CLAIM was filed by Samson Law Associates, Attorneys-at-Law for the Plaintiff whose address for service is 20 Genesis Close, PO Box 2425, Grand Cayman, KY1-1105, Cayman Islands. (Attn: Alexandria Fennell email: afennell@samsonlaw.ky)

Notes on address for service

Attorney: where the Defendant is represented by an attorney, state the attorney's place of business in the Cayman Islands. A Defendant may not act by a foreign attorney.

Defendant in person: where the Defendant is acting in person, he must give his post office box number and the physical address of his residence or, if he does not reside in the Cayman Islands, he must give an address in Grand Cayman where communications for him should be sent. In the case of a limited company, "residence" means its registered or principal office.

Indorsement by Plaintiff's Attorney (or by Plaintiff if suing in person) of his name, address and reference, if any, in the box below.

Samson Law Associates

The White House, 20
Genesis Close,

PO Box 2425, Grand Cayman,
KY1-1105, Cayman Islands.

Attn: Alexandria Fennell

Indorsement by Defendant's Attorney (or by Defendant if suing in person) of his name, address and reference, if any, in the box below.