**Invoice No.**

**Date: 25/08/2025**

**To: Pacific Polytechnic**

**RE: 1. Transfer over Native Lease No. 9688**

**2. Transfer over Native Lease No. 16370**

**3. Transfer over Native Lease No. 15220**

**4. Transfer over Crown Lease No. 396091**

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| To receiving instruction, perusing documents from you and our discussions regarding the above matter  Your meeting with Mr Karunaratne and discussion the purchase of the 4 properties  Attending to receiving draft sale and purchase agreement from Messrs Vijay Maharaj Lawyers with their undated letter  Attending to arranging signing of the final copy of the sale and purchase agreement and forwarding to Vijay Maharaj Lawyers on 12 March 2025 the signed sale and Purchase Agreement on Native Lease No. 9688, Native Lease No. 15220, Native Lease No. 16370 and Crown Lease No. 396091,  Conducting searches on Native Lease No. 9688, Native Lease No. 15220, Native Lease No. 16370 and Crown Lease No. 396091 from the Registrar of Titles office on 20 March 2025 and paying necessary fees,  Drafting the Transfer documents over Native Lease No. 9688 and Application for Consent to Transfer,  Drafting the Transfer documents over Native Lease No. 15220 and Application for Consent to Transfer,  Drafting the Transfer documents over Native Lease No. 16370 and Application for Consent to Transfer,  Drafting the Transfer documents over Crown Lease No. 396091 and Application for Consent to Transfer,  Attending to emailing the draft Transfers and Applications for Consent to Transfer to the Vendor’s solicitor, Messrs Vijay Maharaj Lawyers on 20 March 2025  Attending to receiving the original Transfers and Application for Consent to Transfer over NL9688, NL16220 and NL 16370 from Vijay Maharaj Lawyers on 7 April 2025  Attending to printing all Transfers and Application for Consent to Transfer and arranging signing of the same with your authorised officer, scanning copy of all the 4 Leases and emailing you on 8 April 2025,  Attending to conducting search on Pacific Polytechnic Ltd from the Registrar of Companies Office and paying necessary fee on 9 April 2025,  Attending to compiling all the relevant documents for the Application for Consent to Transfer on the 3 Native Leases and taking the Application to iTaukei Land Trust Board, Suva office for vetting purposes on 10 April 2025, calling the Officer in Charge at the Nadi office to send the invoice on the land leases and our email to TLTB on the same date  Attending to compiling all the relevant documents for the Application for Consent to Transfer on the Crown Lease No. 396091 and taking the Application to Lands Department, Suva office for vetting purposes on 10 April 2025,  Attending to response to your email of 10 April 2025,  Attending to calling your Ms Amita and advising her an update on the consent Application on Crown Lease No. 39609 on 11 April 2025,  Attending to calling and emailing TLTB, Nadi office, Ms Sainiana Raiwalui on 11 April 2025;  Attending to receiving emailing from Mr Chand on 11 April 2025 and our response on the same date  Attending to calling TLTB Nadi office and she advise to emailing her copy of all the 3 Native Leases and copy of the Valuation reports on 12 April 2025,  Attending to courier the Application for Consent to Transfer on Crown Lease No. 396091 to Lands Department, Nadi Office on 14 April 2025,  Attending to receiving call from TLTB Nadi on 11 April 2025 and emailing you on 11 April 2025  Attending to emailing TLTB Nadi on 14 April 2025 with copies of valuation report and sale and purchase agreement  Attending to providing progress on the consent via email of 14 April 2025  Attending to receiving email on 15 April 2025 from TLTB Nadi office confirming that Applications for consent to Transfer can be lodge and forwarding the Applications for consent to Transfer on the 3 Native Leases to TLTB Nadi office by courier on the same date,  Attending to receiving email from you 15 April 2025 and our response the same date  Attending to calling TLTB Nadi on 22 April 2025 and was advised that the officer in charge was on site for inspection;  Emailing TLTB Nadi office on 22 April 2025 requesting for an update,  Receiving email from TLTB Nadi office on 23 April 2025 and forwarding to you on same date,  Attending to calling Lands department Nadi office on 24 April 2025, documents been received but awaiting for inspection of the property,  Attending to calling Lands department Nadi office and advise by Mr Peni Vetaukula that inspection will be carried out on 28 April 2025,  Attending to calling TLTB Nadi office on 25 April 2025 requesting for an update,  Attending to receiving call from TLTB Nadi office on 28 April 2025 and advise by the officer in charge, Ms Sainiana Raiwalui that Tenants are sitting on the land and required clarification from the Vendor’s solicitor and providing her the vendor’s solicitor,  Attending to calling Lands Department on 25 April 2025 and advised by the officer in charge that the file is marked for inspection,  Attending to emailing you on 28 April 2025 on the progress  Attending to calling Lands Department on 30 April 2025 and advised by the officer in charge that the inspection is completed,  Attending to providing you the progress via email of 30 April 2025  Attending to receiving call from TLTB Nadi office on 30 April 2025 and advised by the officer in charge that TLTB are waiting for the Leaseholder to submit requirements as they are breaching the leases dated 28 April and 2 May 2025 respectively  Attending to calling Lands Department on 8 May 2025 and advised by the officer in charge that the Leaseholders are breaching the lease,  Emailing TLTB Nadi office on 13 May 2025 requesting for a progress on the consent application of the 3 Leases,  Attending to calling TLTB Nadi office on 14 May 2025 and advised by the officer in charge that TLTB is waiting for the Minutes of Meetings from the landowners,  Attending Calling Lands department Nadi on 14 May 2025 checking on progress on the consent application  Attending to emailing you on 20 May 2025  Attending to receiving email from Vijay Maharaj Lawyers on 21 May 2025 and forwarding same to you 23 May 2025  Attending to receiving email from lands Department Nadi on 23 may 2025 requesting for the shareholders and directors evidence of citizenship  Attending to calling TLTB Nadi on the progress and advised By Ms Raiwalui that there is no further progress as per their letters of 28 April and 2 May 2025. Tenants to vacate before TLTB approve the consent to transfer  Attending to emailing TLTB Nadi on 3 June 2025 checking on the progress  Attending to emailing Lands Department Nadi on 3 June 2025 requesting on the progress  Attending to calling Lands Department Nadi on 5 June 2025 and advised that the submission been submitted to Senior Legal officer for verification and advising you of the progress on email of same date  Attending to receiving calls and emails from Vijay Maharaj Lawyers and Lands Department on 12 June 2025 on the query from Lands Department office for the transfer on Native Lease and Crown Lease be separated. Calling Lands Department Suva discussing with Ms Mereoni on their query  Attending to emailing Vijay Maharaj Lawyers on ...............  Attending to calling Lands Department Suva office advised by Ms Mereoni on 17 June 2025 that she will refer to the Director on the Transfer  Attending to calling and emailing TLTB Nadi on 17 June 2025 checking on the progress  Attending to receiving email copied to TLTB Nadi from Vijay Maharaj Lawyers on 18 June 2025 and our response on the same date  Attending to receiving the amended transfer over CL 369091 from Vijay Maharaj Lawyers, arrange signing by you and lodging the signed transfer to Lands Department for the endorsement of consent  Attending to amending and separating the Transfer over Crown Lease No. 369091 from the Native Lease No. 9688, Native Lease No. 15220, Native Lease No. 16370, Application for Consent Transfer over NL 9688, NL 15220, NL 16370 respectively and forwarding to Vijay Maharaj Lawyers on email of ...................... for the vendor to sign  Attending to hand deliver the original transfer over CL 396091 to Lands Department, Nasese on ................. for endorsement of the Transfer  Attending to calling Lands Department Suva on 27 June 2025 and advised by Mr Mereoni that the consent to Transfer is ready for collection and advising you via email on same date  Attending to receiving call and email from TLTB Nadi on 27 June 2025 advising us that the consent will be endorse upon submitting the Mortgage document, forwarding same to you and your response on the same date  Attending to emailing the signed copy of the Transfers over NL 9688, NL 15220, NL 16370 and CL 396091 to RPatel Lawyers on 27 June 2025  Attending to receiving the amended Transfer and Application for Consent to Transfer NL 9688, NL 15220, NL 16370 and Transfer over CL 396091 from Vijay Maharaj Lawyers and arranging signing by you on 30 June 2025  Attending to receiving email from RPatel lawyers on 30 June 2025 and our response on 1 July 2025  Attending to receiving email from RPatel Lawyers on 2 July 2025, forwarding to you and your response on the dame date  Attending to verifying the executed Bank’s Securities and release to RPatel Lawyers, Bank of Baroda solicitor on 18 July 2025  Attending to uplifting the amended Bank Securities from RPatel Lawyers on 21 July 2025 and providing same to you for resigning of the bank’s security documents  Attending to courier the amended Application for Consent to Transfer over NL 9688, NL 15220, NL 16370 to TLTB Nadi on 22 July 2025 with our letter of the same date  Attending to calling Vijay Maharaj Lawyers on 24 July 2025 advising them for the vendor to clear the lease rentals with TLTB and Lands Department before lodging the Application for Consent to Mortgage  Attending to courier the Application for Consent to Mortgages over NL 9688, NL 15220, NL 16370 to TLTB Nadi on 25 July 2025  Attending to reeving call and email from TLTB nadi on 27 June 2025, forwarding same to you and your response on the same date attaching the copy of loan offer letter  Attending to lodging the Application for Consent to Mortgage on CL 396091 for vetting with Lands Department Suva on 25 July and paying consent fees on 28 July 2025  Attending to courier the Application for Consent to Mortgage and the Bank of Baroda Mortgage document over CL 396091 to Lands Department Nadi on 28 July 2025  Attending to receiving email from TLTB Nadi on 28 July 2025 confirming receipt of the Application for Consent to Mortgages over NL 9688, NL 15220, NL 16370  Attending to emailing RPatel Lawyers on 29 July 2025 advising them that the Consent Application to mortgages have been lodged to the relevant authorities  Attending to calling Lands Department Nadi on 31 July 2025 however phone was unreachable, emailing Lands Department checking on the progress  Attending to calling TLTB Nadi on 31 July 2025 and advised by Ms Raiwalui that Report will be submitted to CEO for his approval  Attending to receiving call and email from TLTB Nadi on 6 August 2025 advising us to return the approved consent to transfer application because of the complaint received by their office and forwarding same to you on the same date  Attending to receiving the TLTB approval Consent Application via courier on 7 August 2025  Attending to emailing Vijay Maharaj Lawyers on 22 August 2025 and their response on the same date  Attending to calling and emailing Lands Department Nadi on 26 August 2025 requesting on the progress of the Application for Consent to Mortgage  Attending to emailing Lands Department Nadi on 27 August 2025 requesting for a progress on the Consent to mortgage application  Attending to receiving email from Vijay Maharaj Lawyers on 27 August 2025 with the copy of capital gain tax certificate and settlement statement and forwarding same to RPatel Lawyers  Attending to calling Lands Department on 28 August 2025 requesting for a progress, receiving email from Mr Peni Vetaukula at Lands Department Nadi and our response to Lands Department on the same date.  Our email to you on 29 August 2025 in providing progress from our side  Attending to calling Lands department, Nadi on 1 September 2025 checking on the consent to mortgage application  Attending to calling and emailing RPatel Lawyers on 1 September 2025  Attending to arranging settlement with Vijay Maharaj Lawyers and RPatel Lawyers for the settlement at the Registrar of Titles office and paying registration fees on the Transfers.  To our various correspondences and actions usual and necessary in such matters  **Our costs**  Plus 15% VAT  **DISBURSEMENTS**  photocopies, printing, emails, printings, phone calls, travelling expenses  searches at Titles office on 4x Leases  search at Companies office on 9/4/25  Consent fee on the Transfer over NL9688  Consent fee on the Transfer over NL15220  Consent fee on the Transfer over NL16370  EMS Courier Charge – TLTB Nadi  Consent fee on the Transfer over CL396091  EMS Courier Charge – Lands Dept Nadi  EMS courier charge-TLTB Nadi on 22/7/25 – New Applications on TLTB Consent  Consent fee on BOB Mortgage over NL9688  Consent fee on BOB Mortgage over NL15220  Consent fee on BOB Mortgage over NL16370  EMS courier charge -TLTB Nadi 25/7/25  Consent fee on BOB Mortgage over CL396091  EMS courier charge–Lands Dept Nadi on 28/7/25  CDP courier charge receiving consents from TLTB  Registration fee on the Transfer on CL396091  Registration fee on the transfer NL9688, NL15220 & NL16370 | **$**  **$**  **$ 120.00**  **13.80**  **46.00**  **115.00**  **115.00**  **115.00**  **6.85**  **115.00**  **6.85**  **6.85**  **115.00**  **115.00**  **115.00**  **6.85**  **115.00**  **6.85**  **8.00**  **9.80**  **9.80**  **$ 1161.65** |
| **TOTAL** | **$**  ======= |

Yours faithfully

**Karunaratne Lawyers**

Jagath Karunaratne

Principal