**No.**

**FIJI**

## CAVEAT

 ***Forbidding Registration of Dealing with Land***

 **TO: THE REGISTRAR OF TITLES, SUVA**

Name of n or other description in full,

and if not of European descent thefather’s name. Caveator, residence

(b) Here state nature of the estate ‘

or interest claimed.

such claims are founded

(d) Here state whether Certificate

of Title Crown Grant or Native Lease, &c

(c) Here, state the grounds upon which

TAKE NOTICE that I(a) **NASIR ALI** of 6B Treasury Place, Onehunga, Auckland, New Zealand as the caveator claiming an estate or interest (b) as a **beneficiary under a constructive and/or resulting trust**, arising from the original intention of the registered proprietor’s partner’s father, the late Shaukat Ali, who transferred the said property, Certificate of Title No. 11310 to his son late Masuk Ali aka Masukali to hold and distribute for the benefit of the caveator and other family members. {attached is the copy of Nasir Ali’s Statutory Declaration dated 15th of September 2025, copy of Nasir Birth certificate, copy of Masuk Ali’s Probate No. 52804, Last Will and testament of the late Masuk Ali aka Masukali and copy of the Registered Deed No. 16878], in respect of the land described as follows:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Title** | **Number**  | **Name of Land** | **District/Town** | **Province/Island** | **Area** |
| CT[CT 11310] | 42625 | Lot 10 on DP No. 10737 ‘Sigawe’ and ‘Nakoroqicu’ |  Ba | Vitilevu  | 4701 m2 (part of) |
| CT[CT 42625] | 46532 | Lot 1 on DP No. 11780 ‘Sigawe’ and ‘Nakoroqicu’ | Ba | Vitilevu | 1192 m2 (part of) |
| CT[CT 42625] | 46533 | Lot 2 on DP No. 11780 ‘Sigawe’ and ‘Nakoroqicu’ | Ba | Vitilevu | 1108 m2 (part of) |
| CT[CT 42625] | 46534 | Lot 3 on DP No. 11780 ‘Sigawe’ and ‘Nakoroqicu’ | Ba | Vitilevu | 801 m2 (part of) |
| CT[CT 42625] | 46535 | Lot 4 on DP No. 11780 ‘Sigawe’ and ‘Nakoroqicu’ | Ba | Vitilevu | 801 m2 (part of) |
| CT[CT 42625] | 46536 | Lot 5 on DP No. 11780 ‘Sigawe’ and ‘Nakoroqicu’ | Ba | Vitilevu | 800 m2 (part of) |

.

 forbid the registration of any transfer or other instrument affecting the said land absolutely (or unless such transfer or instrument be expressed to be subject to my claim) or until this Caveat is withdrawn by me or by order of the Supreme Court or until the same has been removed under the Land Transfer Act 1971 and we appoint the following address or place within Fiji at which notices and proceeding relating to this Caveat may be served:

(e) State distinctly an address at which notices relating hereto may

be served.

Name and address of Caveator **NASIR ALI**

 c/ Karunaratne Lawyers

 Barristers & Solicitors

P O Box 15750, Suva

Name and address of Caveatee **SADIKAN NISHA SHAH**

 c/ Mishra Prakash & Associates

 Barristers & Solicitors

P O Box 2379, Suva

 Lodged by:  **KARUNARATNE LAWYERS**

(FOR OFFICE USE)

CAVEAT No.

Registered at m.

 Registrar of Titles

A Barristers & Solicitors

 66 Macgregor Road, Suva

 Document……………………………………………

 Date ……………………………………………….

DATED this day of , 2025.

**………………………………………………**

**Signature of the Caveator**

I, **NASIR ALI** of 6B Treasury Place, Onehunga, Auckland, New Zealand the abovenamed Caveator, hereby declare that the allegations in the above Caveat are true in substance and in fact from my information and belief.

SWORN before me at Suva, Fiji this day of )

September, 2025 )

**………………………………………………**

**A COMMISSIONER FOR OATHS**

**MEMORANDUM OF MORTGAGES AND ENCUMBRANCES, ETC.**

Subject to: Easement Certificate No. 941400

Correct for the purposes of the Land Transfer Act, 1971.

 ***Solicitor for the Caveator***