

Reference to previous Title

C 19740



FIJI

CERTIFICATE OF TITLE

No. 39264

BENJAMIN SAMUEL LANYON

of Vatudumu, Salt Lake, Savusavu, Land Developer

Pursuant to Request No. 721530 now proprietor

subject to the provisions and reservations contained in Crown Grant

No. 612 and subject to such leases mortgages and encumbrances as are notified by memorial underwritten or endorsed hereon of part of

that piece of land known as "Vatudumu" and containing

Three thousand nine hundred and ten square metres

be the same a little more or less and situate in the Province

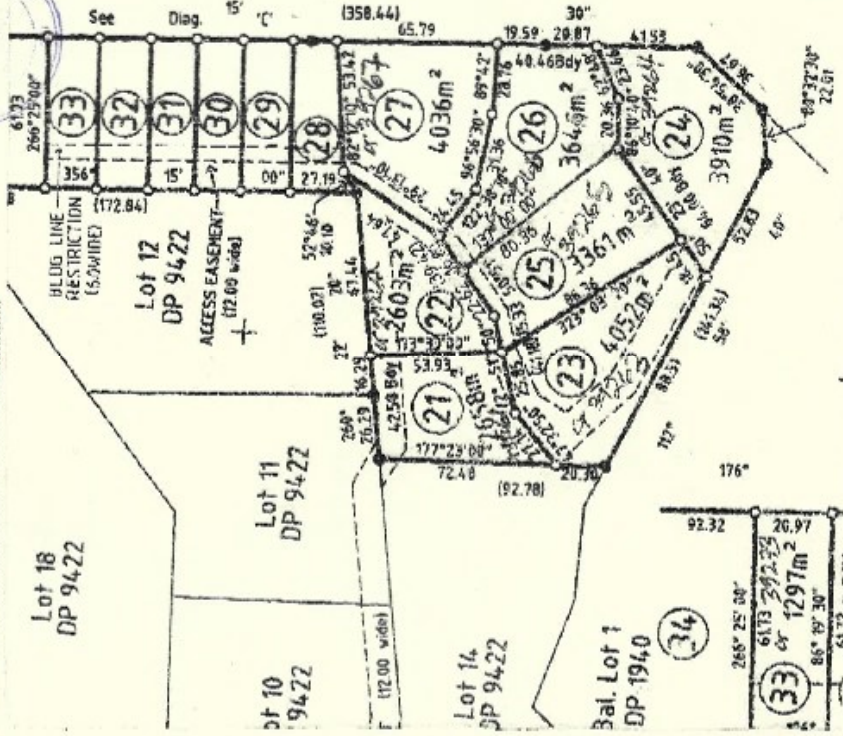
of Cakaudrove in the Island of Vanua Levu and being

Lot 24 on deposit plan No. 9950 and shown in diagram hereon

In Witness whereof I have hereunto signed my name and affixed my seal,

Suva 22nd July, 2008

Registrar of Titles



Scale Chains per inch. All measurements are in links.

C. 300

[See over]



RURAL VALUATION and SECURITY ASSESSMENT for Loan Purposes

Page 1 of 3

Organisation/Lender : Lending Manager, Bank of Baroda

Address : Mark Street, Suva

Client : Benjamin Samuel Lanyon

Title Details : Lot 24 Deposited Plan 9960

Encumbrances : As therein stated on title

Site Area : 3910 Square Metres

LGA : Savusavu Rural Local Authority

Main Building : Vacant

Built About : n/a

Garage Areas : n/a

Marketability : Very attractive and will sell well in the international market.

Environmental Issues : Minimise exploitation of flora and fauna

RISK ANALYSIS - Must "comment" over page on any 4 or 5 Risk Ratings, or if three or more "3" Risk Ratings

Property Risk* Rating	1	2	3	4	5	Market Risk* Ratings	1	2	3	4	5
Location & Neighbourhood	☐	☒	☐	☐	☐	Reduced Value next 2-3yrs	☐	☒	☐	☐	☐
Land (incl. Planning, title.)	☐	☒	☐	☐	☐	Market Volatility	☐	☒	☐	☐	☐
Environmental Issues	☐	☒	☐	☐	☐	Local Economy Impact	☐	☒	☐	☐	☐
Improvements	☐	☐	☐	☐	☐	Market Segment Conditions	☐	☒	☐	☐	☐

* Risk Ratings : 1 = Low, 2 = Low to Medium, 3 = Medium, 4 = Medium to High, 5 = High

VALUATION & ASSESSMENTS SUMMARY

Interest Valued: Fee Simple vacant possession

Other Assessments

Value Component	Current Market Value	Replacement Insurance Value
Land	F\$650,000.00	n/a
Value of All Improvements		
Market Value	F\$650,000.00	

I, Salacieli Lomaiviti hereby certify that I personally inspected this property on the date below and have carried out the assessments above as at that date. Neither I, nor any member of this firm, have any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

This report is for the use only of the party to which it is addressed for mortgage purposes and is not to be used for any other purpose. No responsibility is accepted or undertaken to third parties in respect thereof. This report does not constitute a structural survey. This report is made in accordance with the Fiji Institute of Valuers and Estate Management guidelines.

Valuer

Qualification/Reg

Inspection

& Valuation Date

: Salacieli Lomaiviti

: BA (LMD) Registered Valuer (Fiji)

: 3rd July, 2016

Firm

Address

Phone

Mobile

Email

: Land prop Valuations

: Main Street, Savusavu.

: Nil

: 8677 591

: vlandprop@gmail.com

Signature

Authorised for Issue By :

SALACIELI TAGANE LOMAIVITI
REGISTERED VALUER NO. 74 (FIJI)
BA (LMD) USP MIVEM (FIJI)