



RAGIVOU GROUP PTE LTD

P.O.Box 11265, Nadi Airport, Fiji Islands

Phone: +(679) 210 9575 / 973 2385

Email: natuinacau@gmail.com / jmfivr25989@gmail.com

Re : “DENARAU ISLAND” RGL Development Projects.

18th November 2021

Sir,

Re : Denarau-Central State Foreshore Lease.

The “RGL” is a private company (formed and registered on the 9th day of May 2019), its Founding Director & Board Chairman is the Na MOMOLEVU na TUI NADI Ratu Vuniyani Navuniuci, who had applied for the said State Foreshore Lease (Official Fiji Revenue Receipt# 279973) dated the 5th February 2019 and was advised by the Director Lands on the 24th October 2019 to submit “Funding Sources” for the proposed developments on the same.

Unfortunately, a Pandemic swept over the country causing financial mayhem on businesses.

2.0 COVID PANDEMIC

Since our Nation was severely affected by the COVID PANDEMIC, we have had difficulties in getting “FINANCIAL FUNDERS”, so the Directors and Shareholders of RGL through “collective efforts” have managed to obtain the following:

2.1 **TO DATE** the RGL Board have obtained its FIA (Fishing Impact Assessment) & FRW (Fishing Rights Waiver) under a “Collective Agreement” with the Heads of the Yavusa’s of the Landowning Units NADI which was conducted and endorsed at the Roko Nadi’s Chambers on 12th May 2020.

2.2 **TO DATE** (the 14th day September 2021) the *RGL Board is confirmed that we will be given said Land Parcel of 100 acres State Land which the MOMOLEVU have applied for, as aforementioned, to be demarcated and surveyed, for RGL Development Projects and these hard work were managed through our own means “without any financial assistance” from any funders.*

3.0 RGL COMPANY VALUE

Since RGL have managed to achieve its objectives to date, “without any financial assistance or commitment from any Funders”, our Company at a value of a \$35million Dollars, will welcome any interested Funder to buy off

50% of our current Shares (\$17.5million) or more and become our Major Shareholder on 130 Acres.

THE VALUE OF SEVEN (7) ACRES ON DENARAU ISLAND IS A MINIMUM OF F\$15MILLION. WE WILL HAVE 130 ACRES !!!!

4.0 ATTACHMENTS

Attached are the completed processes of FIA & FRW as mentioned above and the current process of getting the Foreshore Land Parcel demarcated is almost completed so this meeting between ourselves (Messrs MOMOLEVU TUI NADI – RGL BOARD CHAIRMAN, Waisea Tuinacau RGL Board Secretary & your goodself) will ascertain whether or not your Company will be in a financial position to become our Major Shareholder/Partners in order for you to hold, control and administer the business projects on Denarau-Central.

- 4.1** Having stated the above, being in a partnership and based upon the completion of the Survey Plans, Valuation, INVESTOR/RGL Scheme Plans, Environment Impact Assessment and Concept Plans, etc... RGL is holistically willing to offer your good company, purchase outright hundred (130) acres of the land in discussions for a total price of thirty-three million dollars (F\$35M).
- 4.2** The said purchase will only be applicable and valid through a memorandum of agreement (MOA) and or a memorandum of understanding (MOU) and or both between Investor and RGL.
- 4.3** Subsequent to the latter, the foreshore beachfront has six islets which accumulate to thirty (30) acres of native owned properties whereby the landowning units have already acquired a lease title.
- 4.4** If the investor agrees to purchase the thirty acres from the Fijian landowning unit where a MOU will also be undertaken, the purchase price will be thirty-five million dollars (\$35M) in totality for the full ownership of the one hundred and thirty (130) acres by investor. Given the latter, this will provide your good company the full practical and theoretical support inclusive of the genuine understanding between the land-owning unit and your company.
- 4.5** As stated herein, the Investor will have to accommodate RGL seventeen and half million dollars (F\$17.5M) in advance to holistically cater for all the remaining legal processes and procedures and requirements which RGL will prioritize.
- 4.6** Upon completion all the legal processes and procedures inclusive of all requirements pertaining the acquirement of the said land and upon the receipt of title, RGL/INVESTOR will further discuss the operations and administrative functions which will be carried out by your good company.

4.7 Please note, that all operational, administrative and transactions will be accommodated forthwith by the RAGIVOU TRUST.

4.8 Please refer to the Ministry of Lands checklist attached herein and annexed as ANNEXURE 1.

With all due respect, please secure your commitment in buying our 50% share of FJ\$17.5 Million as soon as practicable before the Land Title comes into our possession.

We now look forward to an amicable partnership proposal and hope that the 'Objectives and Vision' of the MOMOLEVU na Tui Nadi becomes fruitful as stipulated in his disclosed Letter dated the 21st May 2019. PLEASE REF ATTACHED !!!.

Yours Faithfully,

A handwritten signature in black ink, appearing to be 'Waisea Tuinacau', written over a dotted line.

Waisea Tuinacau
Secretary
Ragivou Group Pte. Ltd



NA MOMOLEVU NA TUI NADI

NAREWA VILLAGE
P. O. BOX 3522
NADI

CONTACT: 9444524
EMAIL: momotuinadi@gmail.com

Attention : Mr. Ananth Aviram Reddy
F/N Anand Ram Reddy
Chief Executive Officer
AVOSER
Denarau South Developments.

12th August 2021

Dear Mr. Reddy,

Ragivou Group Pte. Company Limited ("RGL")

Mid Denarau - HERITAGE.

It has come to my attention through my RGL "Working Committee" that the AVOSER Development Company has included in its Development Plan a land parcel that I have applied for with the Ministry of Lands & Mineral Resources. Please refer to the attachments annexures.

Therefore, I am writing to you on behalf of my Company ("RGL") first and foremost as its Chairman and in my Traditional role as the Paramount Chief and Head of the "VANUA O NADI".

Received 12/08/21
[Signature]

On the 5th January 2019, I lodged an application with the Ministry for Lands for a land parcel which was “State Land” surrounding iTaukei Land Tenure Islets that you refer to in your Denarau South AVOSER Development Plan as “HERITAGE & CULTURAL CENTRE” and I attach the same to support this letter for your perusal.

However, since you have proposed that my company (“RGL”) to work with your company (“AVOSER”) in a mutual platform of understanding, my directors (“RGL Working Committee”) and I on the 12th day of May 2020, facilitated a Consultation with all the Heads of the Yavusa of the VANUA O NADI, witnessed in the presence of the ROKO NADI and held at the Ba Provincial Council Building for a “COLLECTIVE AGREEMENT” from the “VANUA” for RGL to develop the area that I have applied for, and which you (AVOSER) have referred to as LOT # 16 labeled as “HERITAGE & CULTURAL CENTRE” in your Development Plan.

(Please refer to the attachments).

Our Collective Agreement of 12 May 2020, as mentioned above and hereafter attached is the “COLLECTIVE WILL” of the VANUA O NADI and it is final.

The main cause why the “VANUA O NADI” is giving their full support to the “Ragivou Group Private Company Limited” is because **it is the only Company that has legally binding “incentives” complying with the Constitution’s Bill of Rights (Sections 29 Protection of Ownership and Interests in Land & 32 Right to Economic Participation) to involve the iTaukei ni Oele & the iTaukei ni Ooliqoli in its “State Land” Developments and Projects.**

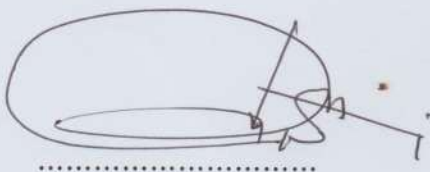
The AGREEMENT between the RGL & the VANUA O NADI was the essence of the Consultation that was held at the Roko’s office as mentioned above.

Finally to clear doubt and confusion and to remove the unnecessary delay to our partnership I am attaching documents for your perusal in support of this letter.

The "timeframe" of RGL Development Plan will take three years, so it is very important, that you handover to us the area we are discussing referred to as the "HERITAGE & CULTURAL CENTRE" as soon as practicable for the best interest of my people and we will obtain our access from the Denarau Corporation Limited, which we can have as our "Common Access".

I write and speak on behalf of the VANUA O NADI and the "*will of my people*" is *final on our support for the "Ragivou Group Pte. Company Limited" to get its Foreshore Lease developed as soon as practicable.*

Vina Du.



Ratu Vuniyani Navuniuci
Na MOMOLEVU Na TUI NADI



COLLECTIVE AGREEMENT



REGISTRAR OF COMPANIES
OF
THE REPUBLIC OF FIJI

FORM A5
Section 21
of the Companies Act 2015

CERTIFICATE OF REGISTRATION OF COMPANY

Company No. **RCBS2019L4459**

This is to certify that

RAGIVOU GROUP PTE LIMITED

is a registered company under the Companies Act 2015.

The Company is a **company limited by shares (private company)**

The Members of the Company have the liability prescribed under the Companies Act 2015 for this type of Company.

The day of commencement of registration is **09/05/2019**

Issued by the Registrar of Companies of the Republic of Fiji on **09/05/2019**

Name: **AMIT KUMAR**

Signature
for **Registrar of Companies**





Ministry of Lands & Mineral Resources

Head Office
Fijian Trust Fund Complex
Nasase, Suva
Website: www.lands.gov.fj

P O Box 2222
Government Buildings, Suva, Fiji
Ph: (679)3239708 (South Wing Ground Floor & First Floor)

The Director – Ragivou Group Pte Limited
GPO BOX 10305,
Nadi Airport
Nadi

24th October 2019

Dear Sir,

Re: FORESHORE LEASE APPLICATION REQUIREMENTS

Reference is made to the email correspondence with Ragivou Group Pte. Limited on 18/10/2019.

As discussed, RGL is kindly requested to submit the following documents

- i) A clear Site map for the proposed area.
- ii) Tin letter
- iii) Concept plan for the proposed development on the foreshore area.

Ragivou Group Pte Limited is required to submit funding sources for the proposed development. In this, a Memorandum of Understanding or a letter of Undertaking from business partners could be accepted for the purpose.

Please, do not hesitate to contact the undersigned for any other clarification which you may need on Akanisi.kini@govnet.gov.fj

Vinaka,


.....
Akanisi Kini
Director of Land

BA PROVINCIAL COUNCIL
P O BOX 518
ROGOROGOIVUDA HOUSE,
TAVEWA AVENUE, LAUTOKA
PH: 6209385/9904155

SUB-OFFICE: KOROIVOLU HOUSE, P O BOX 237, NADI TOWN
PH: 6209526
KORONUBU HOUSE, P O BOX 191, BA TOWN
PH: 6209829

ISAIAH 40:31



12th May, 2020

BOSE NI "TURAGA NI YAVUSA NI QOLIQOLI OF VANUA NADI" KEI NA "RAGIVOU GROUP PTE LIMITED"
("RGL") – "WAIVER FOR THE FISHERIES ENVIRONMENTAL & IMPACT ASSESSMENT" ("FIA WAIVER")

MINUTES

At 11.30 am this morning the meeting for RGL was convened by the ASSISTANT ROKO NADI and the following were presented:

AGENDA

1. RGL FORESHORE STATE LEASE APPLICATION OF THE VACANT STATE FORESHORE AT DENARAU SOUTH TO INVOLVE THE QOLIQOLI RESOURCE OWNERS OF THE VANUA NADI.

That under the RGL development projects, the Qoliqoli Resource Owners of the Vanua NADI, will be involved in "Economic Participation" of Five Percentages (5%) of Annual Gross Revenue of individual Hotel Properties, Casino and Marina that will be erected for business within the RGL state foreshore boundaries.

That this will be in alignment with the 2013 Constitutional Clauses for "iTaukei and Land Owning Rights" in economic participation with Government Initiatives:

28 – Rights of Ownership and Protection of iTaukei;

29 – Protection of Ownership and Interests in Land;

30 – Right of Land Owners to fair share of royalties for extraction of Minerals;

32 – Right to Economic Participation.

That the RGL will see that they exercise in their projects to be for the best interest of all interested parties involved.

2. WAIVER FOR COMPENSATION OF THE FISHERIES ENVIRONMENTAL & IMPACT ASSESSMENT

That the "Waiver for Compensation of the Fisheries Environmental & Impact Assessment" is subject to Paragraph 1 above.

3. QOLIQOLI RESOURCE OWNERS OF THE VANUA NADI TRUST

That upon approval of the RGL Foreshore Lease application the QOLIQOLI RESOURCE OWNERS OF THE VANUA NADI TRUST will be created by the RGL for their TRUSTEES to administer, control and operate as mentioned above for their "Participation Constitutional Rights".

The "TURAGA NI YAVUSA NI QOLIQOLI OF VANUA NADI" had no objections raised at the meeting as they were all familiar with the RGL Projects and the Momolevu na Tui Nadi and five other RGL Directors are of the Vanua Nadi.

The Meeting for the Tatadra Group PTE Limited ended at 12.00 pm. This MINUTE will be subject to the RGL Project and Concept Plans.


I. Royereivalu
For Roko Tui Ba

The Right Honourable
Minister for Lands and Mineral Resources
SUVA

Dear Sir

re: REQUEST FOR WAIVER OF FISHING RIGHTS

In accordance with the Cabinet on 18th July 1978 (CP (78)) 185 which stated that:-

The Minister for Lands and Mineral Resources be authorized to waive Fishing Rights in respect of Special Projects undertaken: by Government, Charitable Organizations or Statutory Bodies where:-

- (a) the beneficiaries of the projects are the owners of the fishing rights
- (b) the developers or co-developers are the owners of the fishing rights; and
- (c) the owners have consented in writing to waive their rights.

We, the undersigned being members of the
Vanua/Yavusa..... NADI.....

Tikina of NADI/SIKITURU..... Yasana of BA.....
and being the persons authorized to deal with matters regarding all the fishing rights belonging to such Vanua/Yavusa..... NADI.....
hereby request your sanction to waive the fishing rights over the area described in the appended Schedule for the following Development:

Developer/Applicant: RAGIVOU GROUP PTE LIMITED (RGL)

Approximate Area: 135 ACRES

Purpose: FOR TOURISM RELATED PROJECTS SUCH AS HOTEL PROPERTIES, CASINO, PORT AND MARINA FOR SUPER YATCHS AND PRIVATE RESIDENTIAL/COMMERCIAL SUB-DIVISIONS.



NAME	SIGNATURE	TURAGA NI YAVUSA
Ratu Vuniyani Navuniuci		Navatulevu
Timoci Dawai		Sila
Manasa Naivaluvou		Mata ni Yakuilau
Maikeli Dawai		Nasaunivalu
Josevata Taliga		Leweivulani
Sairusi Railou		Nailavutu
Isikeli Bari		Natutale
Eparama Radakua		Nacaqaru
Akuila Rawa		Ekubu
Samuela Naula		Navo



Witness: Roko Tui ⁸¹

Signature: Date: 25/05/20



..... Provincial Council

Fishing Rights Owners Meeting conducted at

Village on 12/05/2020

RATIFICATION OF SIGNATORIES
BY NATIVE LAND AND FISHERIES COMMISSION

SIGNED BY CHAIRMAN NLC:

DATE:

BA PROVINCIAL COUNCIL
P O BOX 518
ROGOROGOIVUDA HOUSE,
TAVEWA AVENUE, LAUTOKA
PH: 6209385/9904155

SUB-OFFICE: KOROIVOLU HOUSE, P O BOX 237, NADI TOWN
PH: 6209526
KORONUBU HOUSE, P O BOX 191, BA TOWN
PH: 6209829

ISAIAH 40:31



13th May, 2020

BA 6/1/2

The Director
Fisheries Department
Suva

Dear Sir

**RE : COLLECTIVE DECISIONS OF TURAGA NI YAVUSA OF
VANUA O NADI REGARDING FIA COMPENSATION**

Please find hereby attached is the letter of the Turaga ni Yavusa of Vanua o Nadi regarding the above subject.

Submitted for your necessary actions.

Vina du riki


I. Roveireivalu
For Roko Tui Ba

13th May, 2020

The Director
Fisheries Department
Suva

Dear Sir

RE : WAIVING OF FIA COMPENSATION TO THE VANUA O NADI

We the undersigned, Turaga ni Yavusa of the Vanua o Nadi namely :

1. Turaga ni Yavusa Navatulevu
2. Turaga ni Yavusa Sila
3. Turaga ni Yavusa Nailavutu
4. Turaga ni Yavusa Natutale
5. Turaga ni Yavusa Nacaqaru
6. Turaga ni Yavusa Leweivulani
7. Turaga ni Yavusa Nasaunivalu
8. Turaga ni Yavusa Navo
9. Turaga ni Yavusa Ekubu

do agree that the FIA Compensation be waived from the Vanua o Nadi as beneficiaries of the Qoliqoli. This is in agreement to the 5% of Annual Gross Profit which would be paid to the Vanua by the Ragivou Group.

Please find attached are on signatures to confirm our collectives decisions.

NAME	SIGNATURE	TURAGA NI YAVUSA
Ratu Vuniyani Navuniuci		Navatulevu
Timoci Dawai		Sila
Manasa Naivaluvou		Mata ni Yakuilau
Maikeli Dawai		Nasaunivalu
Josevata Taliga		Leweivulani
Sairusi Railou		Nailavutu
Isikeli Bari		Natutale
Eparama Radakua		Nacaqaru
Akuila Rawa		Ekubu
Samuela Naula		Navo





MINISTRY OF LANDS AND MINERAL RESOURCES
PO BOX 2222
GOVERNMENT BUILDINGS
SUVA, FIJI

APPLICATION FOR FORESHORE DEVELOPMENT

Application fee:

RR No.

Date:

Initial:

The Director of Lands & Surveyor-General
P O Box 2222
Government Buildings
Suva

I wish to apply for a lease over Crown foreshore land at KENARUA SOUTH - NADI
For Industrial/Residential/Commercial/Agricultural/other TOURISM Purpose and
submit the following information in support of my application.

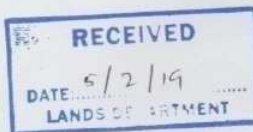
- 1.0 Name of Applicant: NA MOMOLEVU NA TUI NADI
RATU VUNIVANI NAVUNILU
1.1 If a Company, names of shareholders: RAGIYOU GROUP LIMITED
(REGISTRATION IN PROGRESS)
1.2 Date of Registration: IN PROGRESS
1.3 Postal Address: PO BOX 10305 NADI AIRPORT
1.4 Status of Company (Local/Foreign Joint Venture) LOCAL
1.5 FTIB approval (if applicable) NOT APPLICABLE

Development Proposal

- 2.0 Location of Land and plan to be attached.

District: NADI Province: BA

- 2.1 Area applied for (acreage) Approx 135 Acres (Subject To Final
Survey)



vanuagis



2/5/2019, 12:05:22 PM

Lines Noting

Override 1

Noting

State Leases

☐

ITaukei Leases

☐

Freehold Parcels

☐

Villages

☐

Village Mounds

☐

Village Profiling

☐

Settlements

1:9,028

0 0.075 0.15 0.3 ml

0 0.1 0.2 0.4 km

MLMR
POISC

14 MAP

ORIGINAL — OFFICIAL RECEIPT

FIJI REVENUE RECEIPT

Station : HQ

05/02 2019

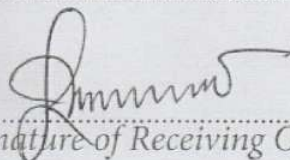
279973 R

RECEIVED from Tu Nadi - Rt Vuvyaru Nankia
the sum stated below, on account of —

Application Fees - Foreshore Development

Allocation	\$	c
<u>230303</u>	<u>30</u>	<u>40</u>
<u>863201</u>	<u>2</u>	<u>70</u>
	<u>7</u>	
Total :	\$ <u>32</u>	<u>70</u>

Denarau South


Signature of Receiving Officer

☒ CASH
☐ CHEQUE

FI042



NA MOMOLEVU NA TUI NADI

NAREWA VILLAGE
P. O. BOX 3522
NADI

CONTACT: 9444524
EMAIL: momotuinadi@gmail.com



21st May 2019

MINISTRY OF LANDS AND MINERAL RESOURCES
P.O.BOX 2222
GOVERNMENT BUILDINGS
SUVA.

ATTENTION:

The Director of Lands & Surveyor General
P. O. Box 2222
Government Buildings
Suva.

Dear Sir,

Re: My Foreshore Lease Application, Denarau South, DENARAU ISLAND.
FIJI REVENUE RECEIPT No.: 279973, FORESHORE Development,
Denarau South. Application filed at HQ, 5th, February 2019.

Ni sa Bula.

Attached hereinafter are my:

1. Company Registration for "Ragivou Group Limited", and;
2. Application for Foreshore Development.

As mentioned therein my 'Application for Foreshore Development', my Company, the "Ragivou Group Limited", was being registered and the same to be the Applicant Company. I hereby submit the following details to support my application:

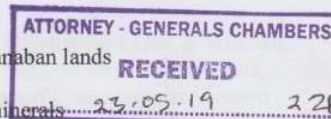
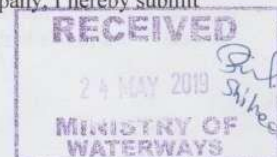
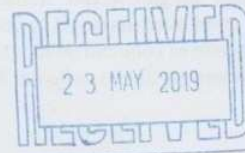
1. MY INTENTION & MOTIVE

My intention and motive as the 'Momolevu na Tui Nadi', is in alignment and in lieu with the existing NLTB Denarau Lease Clauses, where you will notice that there were provisions in its conditions, insisting or recommending the "Resource Owners" or the "iTaukei Landowners" to partake in Economic Participation involving themselves with the Lessees' tourism ventures.

The above initiative is related to the empowerment rendered to the "indigenous people" or the "iTaukei", their ownership of iTaukei lands, their unique culture, customs, traditions and language"; bequeathed therein the 2013 Constitution.

I refer therefore to the 2013 Constitution provisions :

28. Rights of ownership and protection of iTaukei, Rotuman and Banaban lands
29. Protection of ownership and interests in land
30. Right of landowners to fair share of royalties for extraction of minerals
32. Right to economic participation



32. Right to economic participation

Our full and free participation in the economic life of the State, which includes our right to access this foreshore lease whereby we expect the State to take reasonable measures within its available resources to achieve the progressive realisation of the rights recognised therein to the extent that it is necessary.

2. MY OBJECTIVE

My main objective in my capacity as the Paramount Chief of Nadi, is to implement a vision, by example, so that resource owners can be committed to "economic participation" reconciling the years (where we, the itaukei resource owners of Fiji) especially here on the Island of Denarau, have been overlooked by Leaders of this country, to be given a significant opportunity, to be included in investing and utilizing our own resources and to participate on a level platform with the other ethnic groups who have inhabited our Islands as "Fijians".

3. MY VISION FOR PROGRESS

In order for this country to progress in prosperity, it is important that economic reconciliation must ensure that we the itaukei are not excluded from participating in and benefiting from the congruent utilization of our own resources.

The "RAGIVOU GROUP LIMITED" in this Foreshore Development Venture is the start.

4. OUR ("RGL") HUMBLE REQUEST

For the best interest of our company ("RGL") in our efforts to initiate or launch this Foreshore Development, I would be most grateful if you will provide for us the following documents:

1. A letter to confirm that the "RGL" has applied for foreshore development and are available for sponsorship from Funders, and;
2. Assurance of providing my company ("RGL") a timeline to satisfy and facilitate your criteria for Fishing Rights Waiver and our EIA as well as our final Scheme Plan which will be in compliance with the EIA provisions.

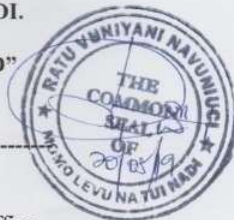
FOR YOUR INFORMATION

In my traditional capacity as the Momolevu na Tui Nadi, I am the "Honorary Director" of another Foreshore Development Applicant for the "Mamaqalevu Foreshore", Narewa, the "TATADRA GROUP LIMITED" ("TGL") whose development plans will include the National Museum which will be under my affiliation, an improvement that will sit on our ancestral ground, the original site of the "Narewa Village". Please refer to the attachments.

I look forward to your learned support on this "iTaukei" Venture.

Thank You.

**On Behalf of your humble Applicants.
NA MOMOLEVU NA TUI NADI.
Board Chairman
"RAGIVOU GROUP LIMITED"**



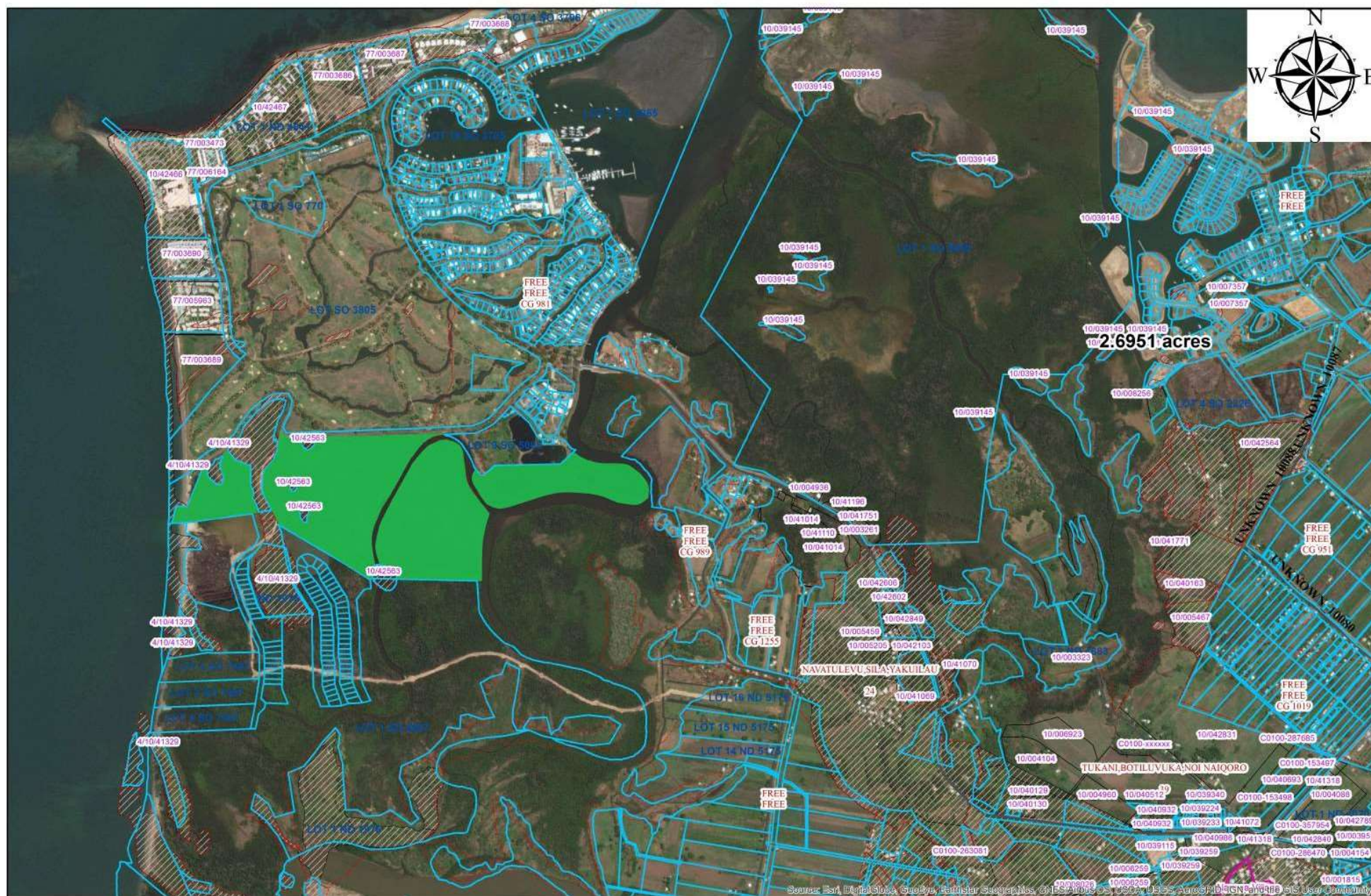
CC: Hon. Prime Minister.
Hon. Attorney General's Office
PS for Ministry of Environment & Waterways

Hon. Minister for Lands & Minerals.
Hon. Minister for iTaukei Affairs.
Divisional Commissioner Western

DENARAU SOUTH PROPOSED AREA



LOCALITY DIAGRAM





VanuaGIS

distributed by Ministry of Lands & Mineral Resources



LOT 2 ND 5174



Show search results for LOT 2 ...



POWERED BY
osri