



**THE JUSTICE INTER LAW  
COMPANY LIMITED**

48/210, Moo. 4, Cherngthalay-Subdistrict, Thalang, District, Phuket, 83110

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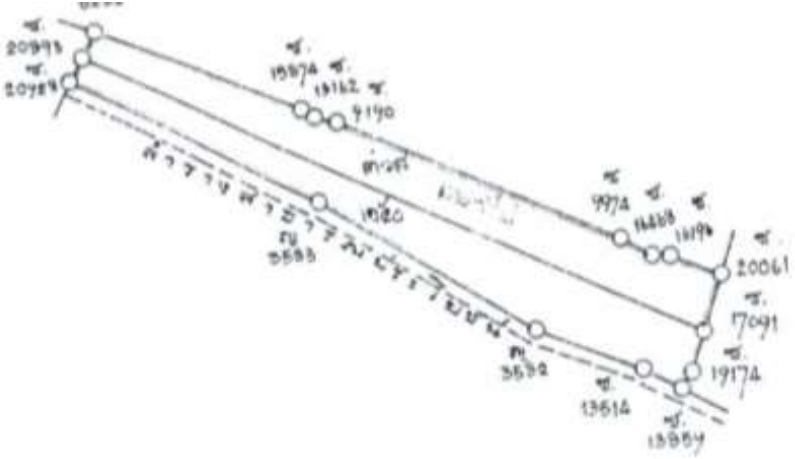
**Due Diligence Check Report**

**of The Land Title Deed (Chanode) Nos. 711, 5451, 44685, and 677, located at Cherngthalay Sub-District, Thalang District, Phuket Province for DI Luxury Villas Project.**

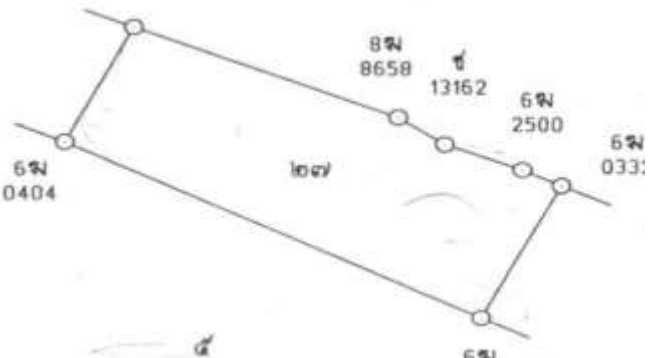
**Dated: 12<sup>th</sup> September, 2022**

**Att. MR. IGOR Borisovich Farbitnik, Miss Diana Fedorova  
(Developer)**



No.	Land Title Deed No.	Details
1.	<p>Land Title Deed No. 711, Land No. 250, Survey Page 232, Book No. 8, Page 11, located at Cherngthalay Sub-District, Muang Thalang District, Phuket Province, with its area of 3 Rai, 2 Ngan, 88 Square Wah.</p>	<p><b>1.1 The Land Title Deed No. 711, Land No. 250, Survey Page 232, Book No. 8, Page 11, located at Cherngthalay Sub-District, Muang Thalang District, Phuket Province, with its area of 3 Rai, 2 Ngan, 88 Square Wah. (5,952 SQM).</b></p> <p><b>1.2 Land Size Measurement</b></p> <ul style="list-style-type: none"> <li>- 1 Rai = 4 Ngan</li> <li>- 1 Ngan = 400 Square Meter</li> <li>- 1 Square Wah = 4 Square Meter</li> <li>- 1 Rai = 4 Ngan = 400 Square Wah = 1,600 Square Metres.</li> </ul> <p><b>1.3 The Shape of the Land Plot</b></p>  <p><b>1.4 The said land plot originally issued the land title deed to Mr. Ruang Maneesri, his brother and accompanies, for 7 Rai, 1 Ngan, and 60 Square Wah, on the 13rd May, 1922.</b></p> <p><b>1.5 Now its current land area is 3 Rai, 2 Ngan, 88 Square</b></p>

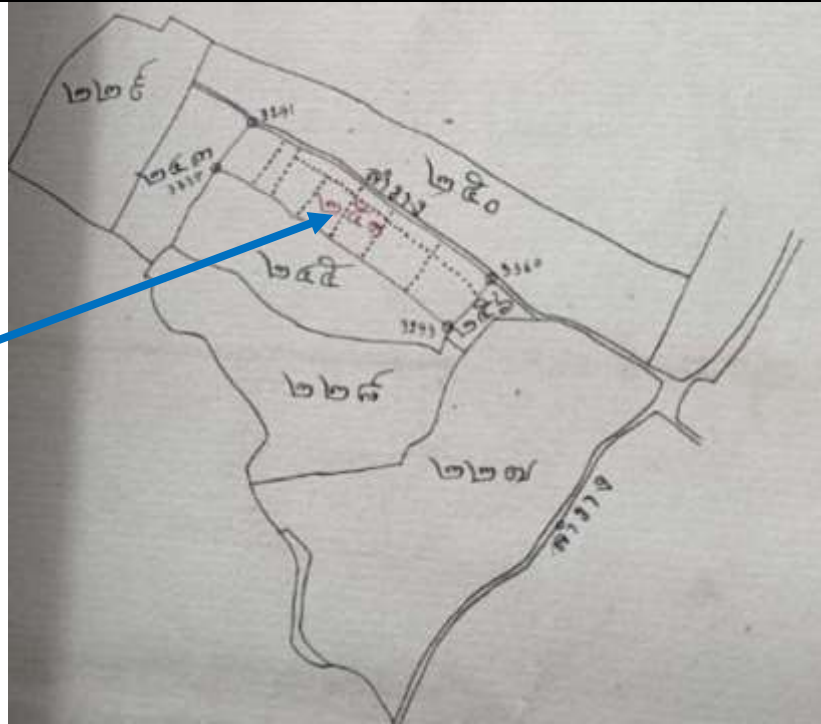


	<p><b>7/10 Square Wah.</b></p>	<p><b>2.4</b>The said land plot originally sub-divided from the land plot referred in Clause 1.</p> <p><b>2.5</b>Now its current land area is 2 Ngan, 45 7/10 Square Wah.</p> <p><b>2.6</b>The current owner of the land is Mrs. Suda Eka.</p> <p><b>2.7</b> There is not any mortgage, encumbrances registered against this land plot at the Land Department as of the 29<sup>th</sup> August, 2022.</p> <p><b>2.8</b>This land plot title deed was issued legally.</p>
<p><b>3.</b></p>	<p><b>Land Title Deed No. 44685, Land No. 27, Survey Page 6232, Book No. 447, Page 85, located at Cherngthalay Sub-District, Muang Thalang District, Phuket Province,</b></p>	<p><b>3.1</b> The Land Title Deed No. 44685, Land No. 27, Survey Page 6232, Book No. 447, Page 85, located at Cherngthalay Sub-District, Muang Thalang District, Phuket Province, with its area of 2 Ngan, 45 5/10 Square Wah. (982 SQM).</p> <p><b>3.2</b> Land Size Measurement</p> <ul style="list-style-type: none"> <li>- 1 Rai = 4 Ngan</li> <li>- 1 Ngan = 400 Square Meter</li> <li>- 1 Square Wah = 4 Square Meter</li> <li>- 1 Rai = 4 Ngan = 400 Square Wah = 1,600 Square Metres.</li> </ul> <p><b>3.3</b> The Shape of the Land Plot</p> 

	<p>with its area of 2 Ngan, 45 5/10 Square Wah.</p>	<p>3.4 The said land plot originally sub-divided from the land plot referred in Clause 2.</p> <p>3.5 Now its current land area is 2 Ngan, 45 5/10 Square Wah.</p> <p>3.6 The current owner of the land is Mrs. Suda Eka.</p> <p>3.7 There is not any mortgage, encumbrances registered against this land plot at the Land Department as of the 29<sup>th</sup> August, 2022.</p> <p>3.8 This land plot title deed was issued legally.</p>
<p>4.</p>	<p><b>Land Title Deed No. 677, Land No. 251, Survey Page 198, Book No. 7, Page 77, located at Cherngthalay Sub-District, Muang Thalang District, Phuket Province, with its area</b></p>	<p>4.1 The Land Title Deed No. 677, Land No. 251, Survey Page 198, Book No. 7, Page 77, located at Cherngthalay Sub-District, Muang Thalang District, Phuket Province, with its area of 3 Rai, 1 Ngan, 88 Square Wah. (5,552 SQM).</p> <p>4.2 Land Size Measurement</p> <ul style="list-style-type: none"> <li>- 1 Rai = 4 Ngan</li> <li>- 1 Ngan = 400 Square Meter</li> <li>- 1 Square Wah = 4 Square Meter</li> <li>- 1 Rai = 4 Ngan = 400 Square Wah = 1,600 Square Metres.</li> </ul> <p>4.3 The Shape of the Land Plot</p>

**of 3 Rai, 1  
Ngan, 88  
Square Wah.**

**Land No. 253**



**4.4 The said land plot originally issued to Mrs. Triam and her accompanys on the 7<sup>th</sup> December, 1920.**

**4.5 Original Area is 3 Rai, 1 Ngan, 88 Square Wah.**

**4.6 Now, its current land area is 3 Rai, 1 Ngan, 88 Square Wah.**

**4.7 The current owner of the land is Mr. Ha Sake (Legacy Executor of Mr. San Sake).**

**4.8 There is not any mortgage, encumbrances registered against this land plot at the Land Department as of the 29<sup>th</sup> August, 2022.**

**4.9 This land plot title deed was issued legally.**

<b>5.</b>	<b>Access Road</b>	<p><b>5.1 The said 4 land plots referred in Clause 1 - 4 will be bought and transferred to the Developer's company(ies).</b></p> <p><b>5.2 The Developer has planed for these 4 land plots to be used to develop for about 13 luxury pool villas.</b></p> <p><b>5.3 The Developer has planed for these 4 land plots to use the same access road with his condominium project "Andaman Riviera Condominium" as shown in the map in the Annex of this report, and to register the road servitude through Partial land plot No. 1 – 5, and the Road No. 6 belongs to the Developer himself under Andaman Riviera Restaurant Co., Ltd. The current Director will appoint the Developer(s) as the authorized Director(s) and 49% shareholders of the company soon.</b></p> <p><b>5.4 The Map showing Road Line is shown in Annex of this report.</b></p> <p><b>5.5 And the Land Plot No. 6 in the map is connected to the Public Road.</b></p> <p><b>5.6 The Developer has power to enforce all landlords of the Land Plot Nos. 1-5 to register the road servitude for the purchased land plot because all of these landlords will need the access road to the Public Road through the Developer's land plot at the entrance as well.</b></p>
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6. The 4 Land Plots Location

### 6.1 Map Showing Locations



6.2 All of the 4 land plots are connected with each other in the same area.





**PUBLIC ROAD**



7. Electricity

7.1 There is the electricity line supply a long the way on the side of the private road for Andaman Riviera Condominium Project, the DI Luxury Villas Project can apply for the electricity for its own project on the same road line.

		<p><b>7.2 The Developer can apply for new Transformer, and electricity supplied directly from Electricity Department.</b></p> <p><b>7.3 Later the Electricity Officers will do the survey at the land plots and the area near by and will propose quotation.</b></p> <p><b>7.4 The Developer has two options for electricity meter, option one is to apply direct meter from Electricity Authority for each house, in this case the BUYER or LESSEE pays the electricity fee to the Electricity Authority directly,</b></p> <p><b>7.5 or apply only one main meter for the project, and then the Developer sub-meter to each house, in this case the BUYER/LESSEE shall pay the electricity fee to the Developer at the Developer's change rate.</b></p>
<p><b>8.</b></p>	<p><b>Water</b></p>	<p><b>8.1 There is no public water pipe supply in front of the land plots.</b></p> <p><b>8.2 The Developer shall provide the water supply for all houses from common deep well in the project.</b></p> <p><b>8.3 The Project Owner has to hire the deep well supplier to drill for private deep wells in the construction site as needed.</b></p> <p><b>8.4 The License to drill the deep well and the license to use the deep well water can be applied to the National Resources and Environmental Department, Phuket under the Developer's company name.</b></p> <p><b>8.5 Then the Developer can distribute this water to every house</b></p>

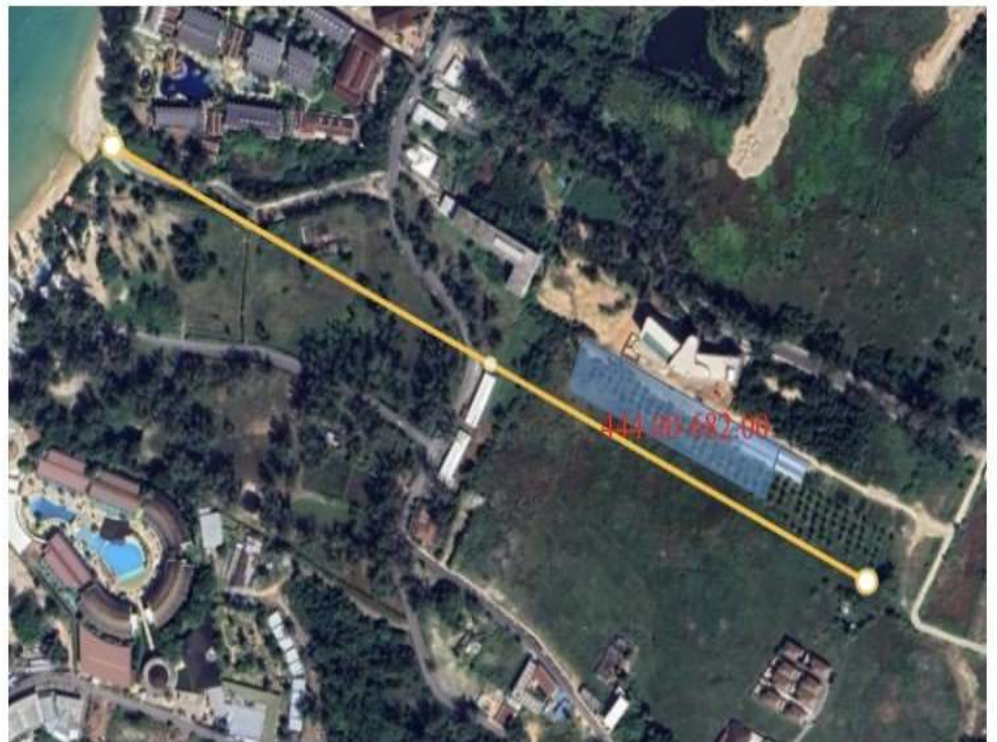
		<p><b>in the project.</b></p> <p><b>8.6 Later the Developer can charge for the water fee from the BUYER/LESSEE as he see fit.</b></p> <p><b>8.7 The Developer has to record the units of the water used from each deep well and report to the National Resources and Environmental Department, Phuket on monthly basis. And the officer will calculate and charge for the water used according to the said records.</b></p>
<b>9.</b>	<b>Internet</b>	<p><b>9.1 The Developer can ask the internet supplier to go to the construction site and ask them to give quotation to provide internet line and its required equipment for the project such as TOT Fiber Optic, 3 BB Broad band – Cat Telecom etc.</b></p>
<b>10.</b>	<b>Telephone</b>	<p><b>10.1 The Developer can ask the telephone supplier to go to the construction site and ask them to give quotation to provide telephone line and numbers and its required equipment for the project such as TOT or Cat Telecom etc.</b></p>
<b>11.</b>	<b>Drainage</b>	<p><b>11.1 The Developer can connect the drainage of the project with the drainage located on the servitude road and at the end of the drainage will be connected with the public drainage.</b></p>



12.

Beach

12.1 The nearest beach is Bangtao Beach, which is only 444 – 682 meters from the land plots.



<p><b>13.</b></p>	<p><b>Land Zoning and Businesses can be operated on the land</b></p>	<p><b>13.1 All of the said 4 land plots are located in the Phuket City Plan in order to clarify the usages of the land plots in each area, and they are considered in Clause 6 (1) Area, form Area No. 1.1 to 1.55 have been specified to be <b>YELLOW ZONE</b>, for the Less dense housing area.</b></p> <p><b>13.2 Under the Notification of Ministry of Natural Resources and Environment, Re: Determination of Zones and Measure on Environment for Phuket Province, ad 2017, all of the 4 land plots are located in the Area No. 8.</b></p> <p><b>13.2.1 The Area No. 8 is allowed to build the buildings of the height of maximum 23 Meters.</b></p> <p><b>13.2.2 In the project area shall have minimum 30% space.</b></p> <p><b>13.2.3 This area is allowed to build single houses, twin houses, public buildings, condominium buildings or offices.</b></p>
<p><b>14.</b></p>	<p><b>Forest Area, National Park, Government Land</b></p>	<p><b>14.1 These 4 land plot title deeds were issued before the Land Code had been enforced.</b></p> <p><b>14.2 These 4 land plot title deeds were These 4 land plot title deeds were issued before the National Forest Area had been announced.</b></p> <p><b>14.3 These 4 land plot title deeds are located out off all kinds of forest areas.</b></p>

<p><b>15.</b></p>	<p><b>Land assessment value by the government</b></p>	<p><b>15.1 The Land Title Deed Chanode No. 711 has its government assessment value is in the sum of 3,720,000.-Baht (Three Million Seven Hundred Twenty Thousand Baht Only).</b></p> <p><b>15.2 The Land Title Deed Chanode No. 5451 has its government assessment value is in the sum of 614,250.-Baht (Six Hundred Fourteen Thousand Two Hundred and Fifty Baht Only).</b></p> <p><b>15.3 The Land Title Deed Chanode No. 44685 has its government assessment value is in the sum of 613,750.-Baht (Six Hundred Thirteen Thousand Seven Hundred and Fifty Baht Only).</b></p> <p><b>15.4 The Land Title Deed Chanode No. 677 has its government assessment value is in the sum of 3,470,000.-Baht (Three Million Four Hundred Seventy Thousand Baht Only).</b></p>
<p><b>16.</b></p>	<p><b>Estimated land transfer fee, taxes and expenses</b></p>	<p><b>16.1 The total government assessment value of the 4 land plots is in the total sum of 8,418,000.-Baht (Eight Million Four Hundred and Eighteen Thousand Baht Only).</b></p> <p><b>16.2 The total lands transfer fee, taxes duty stamps and expenses altogether is about 420,900.-Baht (Four Hundred Twenty Thousand and Nine Hundred Baht Only).</b></p> <p><b>16.3 For the actual declared sale price at the Land Department of each land plot, the Developer has to discuss and agree with the Seller/Landlord case by case.</b></p>

17.	<b>Encumbrance against the land plot</b>	<p><b>17.1 As of the 29th August, 2022, there is no lien or encumbrances has been registered against these 4 land plots at the Land Department at all.</b></p>
18.	<b>Court Case against the Landlord</b>	<p><b>18.1 As of the 29th August, 2022, there is no court case filed against the Landlords (Miss Ratchanee Manaboot, Mrs. Suda Eka, Mr. Ha Sakae) in Phuket Provincial Court or District Court at all, this is checked from Phuket Court Case Database.</b></p> <p><b>18.2 For other provinces we do not need to check, because if there is any civil case filed against the Landlords, and the Landlord lose the case and does not pay the Creditor, the Creditor will seize the Landlord's property for auction, in this case the result will be shown in Clause 15.</b></p>
19.	<b>Order, claim, auction against the 4 Land Plots</b>	<p><b>19.1 As of the 29<sup>th</sup> August, 2022, there is no order to seize these 4 Land Plots for auction from the Legal execution Department at all.</b></p> <p><b>19.2 There is no order to block the sale or transfer of these 4 Land Plots at all.</b></p>

### Conclusion

- 1. These 4 land plots belong to the Landlords/Pre-Sellers personally as mentioned in the report.**
- 2. These 4 land plots are not located in any kinds of forest areas or the national park or government land and there is no order from the Government to revoke these 4 land titles until now.**
- 3. There is no lien, obligations registered against the said 4 land plots at the Land Department as of 29<sup>th</sup> August, 2022.**
- 4. These 4 Land Plots are connected with the 6 Meter Private Road, which is going to be registered as the servitude road for all of these 4 land plots.**
- 5. These 4 land plots can join the project drainage to the drainage which has in the said private road and this is connected to the public drainage at the entrance of the road.**
- 6. Electricity, deep well water, telephone, internet can be supplied to these 4 Land Plots.**



		<p>7. <b>These 4 Land Plots are located in the Area Zone 8, and it is far from the beach about 800 Meters, which is allowed to build maximum 23 Meters height Buildings.</b></p> <p>8. <b>These 4 land plots are located in the YELLOW ZONE, which it is allowed to build single houses, twin houses, Condominium Buildings and so on.</b></p> <p>9. <b>We then approve the deal, for you to continue the process of purchasing these 4 land plots.</b></p>
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**Reported By.....**

**The Justice Inter Law Company Limited.  
By Acting Sub. LT. Saranyaphong Dawan  
Director**