

(S T A R S)

Lot Number : TS30-338W  
Property Address : 3 CENTRAL BOULEVARD  
SINGAPORE 018965

Lot Area : 5290.4 SqM  
Final Plan : CP 83496  
Approved On : 24/10/2011

State Title Tenure : LEASEHOLD ESTATE  
Lease Duration : 99 Years  
Commencement Date : 08/03/2007  
State Title Expiry Date : 07/03/2106  
State Title No : LEASE 27465  
State Title Date : 22/03/2010

Title Document Number : CT VOL 685 FOL 138  
Title Document Status : LIVE  
Share Comprised in : Whole  
Title Document  
Instrument Nature : TRANSFER  
Instrument Number : IC/2078P  
Last Contract/Option Date : Not Available  
Share in Land Transferred : Not Available

Known Encroachment : No

## CAUTION:

Information on share in land transferred may not be conclusive due to amalgamation and subdivision of land etc. If you need to verify further, you can request for a copy of the instrument shown in the printout from this portal. Where the "Known Encroachment" indicator is "Yes", please check that you have both the title and encroachment information printouts.

(PRINT WHOLE LAND REGISTER WITH ENCUMBRANCES PERTAINING TO  
CHILD STRATA LOT TS30-U2350K ONLY)

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[#1] INTELLECTUAL PROPERTY

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[#3] DISCLAIMER

SLA is not responsible for the accuracy or completeness of data extracted from instruments and/or deeds.

[#4] INFORMATION ON DOCUMENTS LODGED

Information on caveats and brief particulars of instruments (parties' names, lot numbers and time of lodgement) will be shown on the day of lodgement or by 9:00 am on the next working day.

[#5] CAVEAT INDEX

Land and strata lots may be subdivided or amalgamated. Please check the up-to-date lot numbers before making your search.

[#6] PROPERTY ADDRESS

[a] You can make a search by using the property address. Please verify that the property address is correctly cor-related to the lot.

[b] Data on the cor-relation of the property address to the lot is not administered by the Commissioner of Lands, Registrar of Titles and Chief Surveyor and therefore they are not responsible for the incorrect cor-relation (if any).

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Certificate of Title  
Volume 685 Folio 138

Ref No : NI/201118762  
Pursuant to : IC/200479U

PAGE 1  
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Number of Updates 3  
dated 02 FEB 2012

This is to certify that the person described as proprietor hereto is the registered proprietor of the estate and land SUBJECT to any subsisting exceptions, reservations, covenants and conditions contained or implied in the undermentioned State Title and SUBJECT also to the encumbrances and interests registered or notified in this folio and section 46 of the Land Titles Act.

===== ESTATE AND LAND DESCRIPTION =====

Land Tenure : LEASEHOLD ESTATE  
Lease Duration : 99 Years  
Commencement Date : 08/03/2007  
State Title Expiry Date : 07/03/2106  
State Title No : LEASE 27465  
State Title Date : 22/03/2010  
Supplemental Deed : 21/07/2010  
to State Title Date 18/10/2011  
(affecting covenants  
terms and conditions)

Lot No	Area(Sq M)	*Certified Plan No	Area Type
----- TS30-338W	----- 5290.4	----- CP 83496	----- --

\*Plan filed in Chief Surveyor's Office



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===== PARTICULARS OF PROPRIETOR AND ADDRESS =====

ID No :200718064M

Name :MARINA BAY SUITES PTE. LTD.

Address :8 MARINA BOULEVARD #04-01  
MARINA BAY FINANCIAL CENTRE TOWER 1  
SINGAPORE 018981

Citizen of / :SINGAPORE

Place Incorp'd

Instrument :TRANSFER IC/2078P Registered on 09/12/2010  
PURSUANT TO THE TERMS IN THE WITHIN INSTRUMENT

===== MEMORIAL =====

Nil



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===== CAUTION =====

Nil

===== NOTICE =====

Nil

===== ORDER OF COURT =====

Nil

===== INTEREST/ENCUMBRANCE =====

1 CAVEAT IB/447027B lodged on 29/07/2009 at 10:39

PART of TS30-338W as shown in plan annexed to IB/447027B  
3 CENTRAL BOULEVARD SINGAPORE 018965

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===== INTEREST/ENCUMBRANCE (CONTINUED) =====

1 CAVEAT IB/447027B lodged on 29/07/2009 at 10:39 (continuation)

CAVEATOR  
-----

ONE RAFFLES QUAY PTE LTD

Interest Claimed : PURCHASER  
Purchase Price : \$ 1  
Contract/Option Date : 21/04/2009  
Prohibition Clause : UNLESS THE CAVEATOR OR SOME PERSON NOMINATED BY  
HIM IN THE CAVEAT HAS CONSENTED IN WRITING TO SUCH  
REGISTRATION

NOTIFIED ON : 23/03/2010

\*\* Subsequent Transactions \*\*  
-----

PARTIALLY LAPSED PURSUANT TO SECTION 121(4) OF THE LAND TITLES ACT  
RE : TRANSFER IC/2078P

PART of TS30-338W

Dated : 09/12/2010

2 CAVEAT IB/864430G lodged on 11/06/2010 at 09:41

PART of TS30-338W now known as WHOLE of TS30-U2350K  
CENTRAL BOULEVARD MARINA BAY SUITES  
Level 08 Plot/Unit 01  
House/Block 3

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===== INTEREST/ENCUMBRANCE (CONTINUED) =====

2 CAVEAT IB/864430G lodged on 11/06/2010 at 09:41 (continuation)

CAVEATOR  
-----

MOHAMAD SALLEH BIN ISMAIL

WAN SHAHINUR IZLAN BIN MOHAMAD SALLEH

Interest Claimed : PURCHASER  
Purchase Price : \$ 7,114,000  
Contract/Option Date : 27/05/2010  
Prohibition Clause : UNLESS THE CAVEATOR OR SOME PERSON NOMINATED BY HIM IN THE CAVEAT HAS CONSENTED IN WRITING TO SUCH REGISTRATION

NOTIFIED ON : 11/06/2010

\*\* Subsequent Transactions \*\*  
-----

PARTIALLY LAPSED PURSUANT TO SECTION 121(4) OF THE LAND TITLES ACT  
RE : TRANSFER IC/2078P

PART of TS30-338W now known as WHOLE of TS30-U2350K  
CENTRAL BOULEVARD MARINA BAY SUITES  
Level 08 Plot/Unit 01  
House/Block 3

Dated : 09/12/2010

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===== INTEREST/ENCUMBRANCE (CONTINUED) =====

3 CAVEAT IB/887106S lodged on 25/06/2010 at 11:07

PART of TS30-338W now known as WHOLE of TS30-U2350K  
CENTRAL BOULEVARD MARINA BAY SUITES  
Level 08 Plot/Unit 01  
House/Block 3

CAVEATOR

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UNITED OVERSEAS BANK LIMITED

Interest Claimed : MORTGAGEE/CHARGE

Prohibition Clause : UNLESS THE CAVEATOR OR SOME PERSON NOMINATED BY HIM IN THE CAVEAT HAS CONSENTED IN WRITING TO SUCH REGISTRATION

NOTIFIED ON : 25/06/2010

\*\* Subsequent Transactions \*\*

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PARTIALLY LAPSED PURSUANT TO SECTION 121(4) OF THE LAND TITLES ACT  
RE : TRANSFER IC/2078P

PART of TS30-338W now known as WHOLE of TS30-U2350K  
CENTRAL BOULEVARD MARINA BAY SUITES  
Level 08 Plot/Unit 01  
House/Block 3

Dated : 09/12/2010

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===== INTEREST/ENCUMBRANCE (CONTINUED) =====

4 CAVEAT IB/887115T lodged on 24/08/2010 at 09:09

PART of TS30-338W now known as WHOLE of TS30-U2350K  
CENTRAL BOULEVARD MARINA BAY SUITES  
Level 08 Plot/Unit 01  
House/Block 3

CAVEATOR

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UNITED OVERSEAS BANK LIMITED

Interest Claimed : MORTGAGEE/CHARGE  
Prohibition Clause : UNLESS THE CAVEATOR OR SOME PERSON NOMINATED BY HIM IN THE CAVEAT HAS CONSENTED IN WRITING TO SUCH REGISTRATION

NOTIFIED ON : 24/08/2010

\*\* Subsequent Transactions \*\*

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PARTIALLY LAPSED PURSUANT TO SECTION 121(4) OF THE LAND TITLES ACT  
RE : TRANSFER IC/2078P

PART of TS30-338W now known as WHOLE of TS30-U2350K  
CENTRAL BOULEVARD MARINA BAY SUITES  
Level 08 Plot/Unit 01  
House/Block 3

Dated : 09/12/2010



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===== PUBLIC INSPECTION AND SEARCH =====

The information contained in this Certificate of Title forms part of the public records available for inspection and search by members of the public upon payment of a fee.

===== POST REGISTRATION =====

Nil

===== PENDING INSTRUMENTS =====

Nil

===== CERTIFICATION =====

This Certificate of Title was embodied in the land-register on 16 DEC 2011

REGISTRAR OF TITLES  
SINGAPORE

- Important Notices - (1) THE INFORMATION PRINTED IN THIS TITLE IS THE LATEST AS AT THE TIME WHEN PRINTING STARTED.
- (2) THE INFORMATION PRINTED IS BASED ON THE SEARCH KEY AND VARIATIONS THEREOF.

\*\* This Certificate of Title is being kept at the Registry \*\*  
\*\* Please call the Registry for Details \*\*



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===== END OF LAND REGISTER SEARCH =====