

Badung, June 28, 2023



LAND DUE DILIGENCE



Legal Status Checking Report

Leasehold Land Transaction:

Client: PT ESTATEWIN BALI GROUP

DOCUMENTS AVAILABLE:

1. (Appendix 1)

A copy of the land certificate, registered with the following details:

- ✓ Land title: Letter Ownership (Surat Hak Milik), number: 22.03.04.07.1.03132
- ✓ Land Plot Identification Number (NIB): 22030902.00030
- ✓ Measure letter (Surat Ukur): dated 20-02-1998 (twentieth of February one thousand nine hundred ninety eight), Number 17/1998
- ✓ Land Area: 10,000m²
- ✓ Name of the right holder: *I Wayan Kirig (31-12-1922)*
- ✓ Land location: BR Angas Sari, Ungasan Village, South Kuta District, Badung Regency, Bali Province, Indonesia

2. (Appendix 2)

On June 23, 2023, a tax object summary sheet has been officially printed by the Badung District Revenue Service for,

- ✓ Tax object number (Nomor Objek Pajak/**NOP**):51.03.050.002.027-0198.0,
- ✓ Tax object address: BR Angas Sari, Ungasan Village, South Kuta District, Badung Regency, Bali Province, Indonesia.
- ✓ Name of the taxpayer: **I WAYAN KIRIG**
- ✓ Taxpayer address: Dsn Kangin Ungasan
- ✓ Land Area: 10,000m²

3. (Appendix 3)

- ✓ On June 23, 2023, the spatial information sheet of Spatial information - Badung Regent regulation number 59 of 2021 about detailed spatial plan for the South Kuta planning area for 2021-2041, was officially printed. specifically for the ownership of land certificates number 22.03.04.07.1.03132, NIB Nomor: 22030902.00030, Measure letter (Surat Ukur): dated 20-02-1998 (twentieth of February one thousand nine hundred ninety eight), Number 17/1998, measuring 10,000m² located at BR Angas Sari, Ungasan Village, South Kuta District, Badung Regency, Bali Province, Indonesia, registered on the name of: *I Wayan Kirig (31-12-1922)*

Whereas in the detailed spatial plan for the South Kuta district, this land is in a residential zone (R) with medium density (R-3)

Administrative Support Document

4. (Appendix 4.)

Copy of identity card (KTP) and Family Card with identification as follows:

1. Name : **I Wayan Kirig**

- ID number (NIK): 5103053112420171
- Place/date of birth: Badung/31-12-1942
- Sex: Male
- Address: BR Angas Sari, Ungasan Village, South Kuta District, Badung Regency, Bali Province
- Marital Status: Married (*husband of Ni Nyoman Tamped*)
- Occupation: Farmer.
- identity card (KTP) issued on 20-12-2018
- identity card (KTP) is valid: for life

Registered in the Family Card No 5103050603070699 with the head of the family registered in the name of: I Ketut Muliadi

2. Name : **Ni Nyoman Tamped**

- ID number (NIK): 5103057112450172
- Place/date of birth: Badung/31-12-1945
- Sex: Male
- Address: BR Angas Sari, Ungasan Village, South Kuta District, Badung Regency, Bali Province
- Marital Status: Married (*wife of I Wayan Kirig*)
- Occupation: Farmer
- identity card (KTP) issued on 12-02-2013
- identity card (KTP) is valid: for life

Registered in the Family Card No 5103050603070699 with the head of the family registered in the name of: I Ketut Muliadi

Children from the marriage between I Wayan Kirig and Ni Nyoman Tamped, based on what is recorded on the family card, are:

Copy of identity card (KTP) and Family Card with identification as follows:

1) Name : **I Wayan Lebih**

- ID number (NIK): 5103053112600255
- Place/date of birth: Badung/31-12-1960
- Sex: Male
- Address: BR Angas Sari, Ungasan Village, South Kuta District, Badung Regency, Bali Province
- Marital Status: Divorced
- Occupation: Freelance daily worker
- identity card (KTP) issued on 07-07-2012
- identity card (KTP) is valid: 31-12-2017

Registered in the Family Card No 5103050503070737 with the head of the family registered in the name of: I Wayan Putra Yasa.

2) Name : **I Nyoman Nuada**

- ID number (NIK): 5103051005770006
- Place/date of birth: Badung/10-05-1977
- Sex: Male
- Address: BR Angas Sari, Ungasan Village, South Kuta District, Badung Regency, Bali Province
- Marital Status: Married (*husband of Ni Nyoman Wati*)
- Occupation: Private employee
- identity card (KTP) issued on 20-10-2018
- identity card (KTP) is valid: for life

Registered in the Family Card No 5103050703070690 with the head of the family registered in the name of: I Nyoman Nuada

3) Name : **I Ketut Muliadi**

- ID number (NIK): 5103052808780002
- Place/date of birth: Badung/28-08-1978
- Sex: Male
- Address: BR Angas Sari, Ungasan Village, South Kuta District, Badung Regency, Bali Province
- Marital Status: Married (*husband of Ni Ketut Ariani*)
- Occupation: Private employee
- identity card (KTP) issued on 21-05-2018
- identity card (KTP) is valid: for life

Registered in the Family Card No 5103050603070699 with the head of the family registered in the name of: I Ketut Muliadi.

5. (Appendix 5.)

Land Lease Agreement number 02, On Wednesday June 7th, 2023, In front of Putu Elik Sulistyawati, Sarjana Hukum, Magister Kenotariatan,

Due Diligence

THE RESULTS OF THE LEGAL DUE DILIGENCE CHECK ARE

1. (Appendix 1)

CERTIFICATE CHECK

Results of certificate checking at the ministry of agrarian and spatial planning/national land agency, the Badung regency land office.

The results of this check were published on June 27, 2023 at 13:35:39

This check is issued at the request of: Name of Applicant: IDA AYU RATNA AMRITA PUDJA as PPAT.

A. Certificate

- Type of Right: Freehold
- Right No.: 03132
- UNGASAN Village
- Serial Number: AL957465
- NIB: 22030902.00030
- No. SU.00017/1998
- SK Number:
- Area: 10000 m2
- Date of Issue: 23/02/1998
- Right End Date:
- Origin of Rights: Separation
- Name of the owner: I WAYAN KIRIG, -, DECEMBER 31, 1922
- Certificate origin identifier
Separation from property rights no.3023 Desa Ungasan
- Origin area; 25,100 M2

B. List of Mortgage Rights

- This certificate is not being pledged as collateral

C. Block

- This certificate is not blocked
- This certificate does not contain initiative blocking Ministry

D. Confiscate

- This certificate is not confiscated

E. Case Information

- This certificate has no disputes / conflicts /case

2. (Appendix 2)

CHECKING LAND AND BUILDING TAXES

Land Tax Checking (PBB) Has been verified at the Tax Government Office Dinas Pendapatan Daerah (DISPENDA) Badung Regency dated On June 23, 2023.

- NOP (tax object value) : 51.03.050.002.027-0198.0
- The name of the taxpayer; I Wayan Kirig
- Land area: 10,000 m2
- NJOP (sales value of tax object)/M2 of land: IDR 2,352,000
- NJOP (sales value of tax object) of land: IDR 23,520,000,000
- Taxpayer address: DSN Kangin
- tax object address: BR Angas Sari
- Building area : 0
- NJOP (sales value of tax object)/M2 of building: 0
- NJOP (sales value of tax objects) of buildings: 0

Results of checking tax payments:

- ❖ There is no outstanding tax - all taxes until 2023 have been paid

3. (Appendix 3)

LAND ZONE CHECKING

Based on the spatial planning information “Badung Regent Regulation number 59 of 2021 Concerning the detailed spatial planning for the South Kuta planning area for 2021-2041” Land with ownership certificate number 22.03.04.07.1.03132, NIB number 22030902.00030 is intended for **Residential Areas (R) with medium density (R-3)**

On APPENDIX V.b

BADUNG REGENT REGULATION NUMBER 59 OF 2021 CONCERNING DETAILED SPATIAL PLAN FOR BADUNG REGION FOR KUTA SELATAN DISTRICT 2021 – 2041

ALLOWED

PERMITTED ACTIVITIES AND LAND USES

PROVISIONS FOR THE INTENSITY OF SPACE UTILIZATION

Zone	Zone Code	Sub-Zone	Code Sub-Zone	KDB Maximum	KIB Maximum	KDH Minimum	KTB Maximum	Pavement Parcel field	Plot area Minimum (m2)	Remarks
Residential Zone	R	Medium Density Residential	R3	65%	2.6	20%	65%	15%	100	

BUILDING REGULATION PROVISIONS

Conditions	Information
Minimum GSB on road width < 6 meters	Minimum 1 (one) time the road benefit space, and a minimum of 1 m (one meter) calculated from the road axle
Minimum GSB on road width > 6 meters	Minimum 1 (one) time the road benefit space, and a minimum ramp of 0.5 m (zero point five meters) calculated from the road axle
JBS Minimum on arterial road types	0,5
JBS Minimum on collector road	1
Minimum JBS on local/neighborhood roads	0,5
JBS Minimum on the temple road kahyangan jagat and kahyangan desa	-
JBB Minimum pada jalan arteri	0,5
JBB Minimum pada jalan kolektor	1
Minimum on local/neighborhood roads	0,5
Building Height	15 Meter

Minimum Facilities / Infrastructure Provisions

Conditions	Information
Zone Type	-
Parking Infrastructure	Yes, It Takes
Disability Access	Yes, It Takes
Pedestrian Path	Yes, It Takes
Biking Trails	-
Loading and Unloading Facilities	-
Road Network Dimensions Road Fittings	-
Road Fittings	-
Other Necessary Infrastructure Provisions	Yes, Needed (public hydrants.bak garbage)
Public Access Roads	-
Garbage	Yes, It Takes
Clean Water Channels	Yes, It Takes
Wastewater Channels	Yes, It Takes
Individual Septic Tanks	Yes, It Takes
Toilet Facilities	-
Technical Irrigation Canals	

Note:

- **Building Base Coefficient hereinafter abbreviated KDB** is a percentage comparison number between areas the entire ground floor of the building and land area or controlled plots.
- **Building Floor Coefficient hereinafter abbreviated KLB** is a percentage comparison number between total floor area of the building and area of plotted land or controlled planning area.
- **Green Basic Coefficient hereinafter abbreviated as KDH** is the percentage ratio between the area all open spaces outside the building intended for landscaping or greening.
- **Building Boundary Line, hereinafter abbreviated as GSB**, is a boundary that limits the closest distance of a building to the edge of the road, calculated from the outer boundary of the dirty water channel (riol) to the outermost boundary of the building face, functions as a space barrier, or the minimum free distance from the outermost plane of a building mass to controlled land, river bank or beach boundaries, between other building masses or canal plans, high-voltage electricity networks, gas pipeline networks, and so on.

- **Basement Footprint Coefficient** hereinafter abbreviated as **KTB** is the percentage number between the basement floor area with land area.
- **Borders of the Road/Sempadan Jalan** are perpendicular lines of the line halfway to the wall of a building or structural pillar nearest building facing the street concerned, which limits may not be exceeded.
- **Telajakan** is an open space outside the wall yard.
- **Sempadan Jalan/The road border** is a perpendicular line from the centerline of the road to the nearest building wall or structural pillar facing the road in question, which limit may not be exceeded.
- **Residential Zone, hereinafter referred to as Zone R**, is allotment of space consisting of a group of houses residence that accommodates life and livelihood community with facilities.
- **A zone** is an area or area that has specific functions and characteristics.
- **A subzone** is a part of a zone that has certain functions and characteristics which are the details of the functions and characteristics of the zone in question.
- **Zoning** is dividing the environmental area into zones and establishing spatial use control or imposing different legal provisions.
- **Residential Zone, hereinafter referred to as Zone R**, is a spatial allotment consisting of groups of residential houses that accommodate the life and livelihood of the community, equipped with facilities.
- **Medium Density Housing Subzone, hereinafter referred to as R-3 Subzone**, is a spatial allotment that is part of a cultivation area that is used for residence or residence with an almost equal ratio between the number of houses and the land area.

PROVISION BUILDING LAYOUT

Zone	Zone Code	Sub Zone	Sub Zone Code	Building Boundary Line (GSB) Minimum (m)		Side Clearance (JBS) Minimum (m)				Minimum Rear Clearance (JBB) (m)			Max Building Height(m)
				Road Width		Road Functions				Road Functions			
									Kahyangan Jagat Temple and Kahyangan Village	Artery	Collectors	Local / Environment	
				≤ 6 meter	≥ 6 meter	Artery	Collectors	Local / Environment		Artery	Collectors	Local / Environment	
RESIDENTIAL	R	Medium Density Residential	R3	Minimum 1 (one) time the road benefit space, and a minimum ramp of 0.5 m (zero point five meters) calculated from the road axle	Minimum 1 (one) time the road benefit space, and a minimum of 1 m (one meter) calculated from the road axle	0,5	1	0,5	The distance of the building's free space is at least 5 m (five meters) from the outside of the temple barrier wall	0,5	1	0,5	15

LIST OF PERMITTED ACTIVITIES

- Local resident's house (existing)..... Allowed
- Single residence.....Allowed
- Cluster house (town house) Allowed
- Coupling house..... Allowed
- Row house.....Allowed
- Halfway house..... Allowed
- Group of housing on plots of land/by the developer..... Allowed
- Official residence..... Allowed
- Kahyangan Jagat Temple..... Allowed
- Kahyangan Tiga Temple, and other temples.....Allowed
- Buildings supporting Hindu religious processions.....Allowed
- Banjar Hall.....Allowed
- Wantilan..... Allowed
- Cereal (non-rice) farming, nuts and seeds..... Allowed
- Rice farming..... Allowed
- Vegetable, fruit and tuber farming..... Allowed
- Other annual crop farming.....Allowed
- Ornamental plant farming and plant generation..... Allowed
- Environmental Park / village / kelurahan / sub-district / city..... Allowed
- City Forest..... Allowed
- Local resident's house (existing).....Allowed
- Single residence..... Allowed
- Cluster house (town house) Allowed
- Coupling house..... Allowed
- Row house..... Allowed
- Halfway house.....Allowed
- Group of housing on plots of land/by the developer..... Allowed
- Official residence..... Allowed
- Kahyangan Jagat Temple..... Allowed
- Kahyangan Tiga Temple, and another temple..... Allowed
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- Vegetable, fruit and tuber farming..... Allowed
- Other annual crop farming..... Allowed
- Ornamental plant farming and plant generation..... Allowed
- Environmental Park / village / kelurahan / sub-district / city..... Allowed
- City Forest.....Allowed

RESIDENTIAL ZONE (R) MEDIUM DENSITY HOUSING (R-3)

TABLE OF REGULATIONS ON TYPES OF ACTIVITIES PERMITTED CONDITIONALLY LIMITED (T) IN MEDIUM DENSITY HOUSING SUB ZONE(R-3)

PROVISION LIMITED	ARRANGEMENT CONDITION	TYPE OF ACTIVITY	INFORMATION
T1	Operating time restrictions	Car repair services, motorcycle repair services, paint services cars and motorcycles, car and motorcycle washing services, welding workshop services	- Maximum at 18.00
T2	Limitation of maximum intensity per parcel of Activity Classification Housing area	Employee/student dormitories, military/police dormitories, boarding houses/lodging (≥ 15 rooms), boarding houses/lodging (< 15 rooms), orphanages, nursing homes	- Maximum KDB of 50%; - Maximum KLB 2.0/ maximum 4 floors; - Minimum KDH of 35%.
	Limitation of Intensity on Classification of Trading Activities	Grocery store/stalls/kiosks, minimarkets, shophouses (ruko), shops (rows of shophouses/shops < 5 units), restaurants, food stalls/stalls, drink stalls, houses/traditional medicine shops, restaurants, trade in food, beverages and tobacco in stores, telecommunications stores, electronics stores, building materials and hardware stores, art shops, book and school supply stores, specialty office supply stores, pet shops and supplies, clothing and accessories stores, souvenir shops -gifts, optical shops, sporting goods stores, agricultural equipment and supply stores, home goods and other stores, ceremonial equipment stores, trade in various goods in stores, sale of parts and accessories for two- and three-wheeled motorcycles, sales/ two-wheeled motor vehicle showroom, gallery, people's market, traditional art market/art market, sale of ornamental plants	- Maximum KDB of 60%; - KLB maximum 2.4/ maximum 4 floors; - Maximum pavement of 20%.

PROVISION LIMITED	ARRANGEMENT CONDITION	TYPE OF ACTIVITY	INFORMATION
	Intensity Limitation on Classification of Service Activities	Car repair services, motorcycle repair services, car and motorcycle paint services, car and motorcycle washing services, construction services, transportation ticket sales services, expedition services, goods/cargo delivery services, photography and printing services, telecommunication services, property marketing services, interior design services, welding workshop services, decoration services, event organizer services, veterinary clinic/practice services, catering services, garage rental services max. 4 wheels, bicycle, motorcycle and car rental services, transportation/travel services, moving image production offices, video and television, broadcasting and television programming offices, other information service activities, legal activities, accounting activities, auditors, tax consulting, savings and loan cooperatives / savings and loan units, LPD, advertising, photocopying, beauty salons, barbers/barber shops, laundries/laundries, computer and communication equipment repair, electronic equipment repair, repair of personal and household goods, goods repair services, music studio, manufacture/programming software (software), radio broadcasting, tailoring and tailoring of clothing to order, warehousing small scale < 200 m ²	- Maximum KDB of 50%; - Maximum KLB 2.0/ maximum 4 floors; - Maximum pavement of 30%.
	Intensity Limitation on Classification of Tourism Activities	Pondok Wisata, cafeterias, teahouses/cafes, coffee shops, co-working spaces, inns, fishing pond businesses, money changers	- Maximum KDB of 50%; - Maximum KLB 2.0/ maximum 4 floors; - Maximum pavement of 30%.
	Limiting Intensity on Classification of Educational Activities	PAUD, playgroup, kindergarten and equivalent, elementary school and equivalent junior high school and equivalent, high school/vocational school and equivalent, cooperative education unit for early childhood education and basic education, cooperative education unit for secondary education, cooperative education unit for non-formal education, place of tutoring, training/courses	- Maximum KDB of 50%; - Maximum KLB 2.0/ maximum 4 floors; - Maximum pavement of 30%.

PROVISION LIMITED	ARRANGEMENT CONDITION	TYPE OF ACTIVITY	INFORMATION
	Intensity Limiting on Classification of Health Activities.	Pharmacies and drugstores, medical supply stores, midwives/medical nurses, health centers, subclinical health centers, polyclinics, health posts, general practitioner practices, specialist practice, dentist practice, Healthy Using Water (SPA), traditional health services, posyandu, dentists, vector control / pest control, clinics, beauty clinics	- Maximum KDB of 50%; - Maximum KLB 2.0/ maximum 4 floors; - Maximum pavement of 30%.
	Intensity Limitation on Classification of Industrial Activities	Food processing industry, beverage processing industry, knitted fabric industry, embroidered cloth industry, small-scale convection industry, general printing industry, special printing industry, Traditional Medicine Industry (IOT)/ Natural Material Extract Industry (IEBA), Food Home Industry (IRTP), medical device industry, other small and medium business industries, arts and crafts industry, Household Health Supplies (PKRT)	- Maximum KDB of 50%; - Maximum KLB 2.0/ maximum 4 floors; - Maximum pavement of 30%.
	Intensity Limitation on Classification of Office Activities	Banjar/ hamlet/environmental level service offices, village/kelurahan scale government offices, Pekraman village offices, sub-district government offices, regency scale government offices, Bali Provincial government offices, Central Government Representative Offices, BUMN/BUMD offices, other offices, post police, regional military post, environmental security post, post office, office houses (rukan), foreign country representative offices, waste and garbage service offices	- Maximum KDB of 50%; - Maximum KLB 2.0/ maximum 4 floors; - Maximum pavement of 30%.
	Intensity Limitation on Classification of Worship Activities, Religion and Social Facilities	Mosques, mosques, churches, monasteries, pagodas, kongco, multipurpose buildings, cremation grounds, daycare centres, art galleries, performing arts buildings and cultural halls	- Maximum KDB of 50%; - Maximum KLB 2.0/ maximum 4 floors; - Maximum pavement of 30%.
	Intensity Limitation on Classification of Sports, Recreation and Arts Activities	Sports hall, sports field, billiard house, fitness center, sports club, theme park or amusement park, natural tourist attraction, artificial tourist attraction, human activities, other water tourism, business areas for games, swimming arenas, children's playgrounds, other sports venues	- Maximum KDB of 50%; - Maximum KLB 2.0/ maximum 4 floors; - Maximum pavement of 30%

PROVISION LIMITED	ARRANGEMENT CONDITION	TYPE OF ACTIVITY	INFORMATION
	Intensity Limitation on Classification of Agricultural and Fishery Activities	Rice polishing places, fisherman centers, subak centers	- Maximum KDB of 30%; - Maximum KLB 0.6/ maximum 2 floors; - Minimum KDH of 55%.
	Intensity Limitation on Classification of Green Open Space Activities	TPU / cemetery / cemetery	- Maximum KDB of 30%; - Maximum KLB 0.3/maximum 1 floor; - Minimum KDH of 55%.
		Recreational parks, thematic parks, youth parks, smart parks	- Maximum KDB of 30%; - Maximum KLB 0.6 / maximum 2 floors; - Minimum KDH of 55%.
		Parking lots, parking lots	- Maximum KDB of 30%; - Maximum KLB 0.6/ maximum 2 floors; - Minimum KDH of 55%.
	Intensity Limitation on Classification of Non-Green Open Space Activities	BTS/ integrated telecommunication towers, radio and broadcasting towers, substations	- Maximum KDB of 30%; - The maximum building height and KLB are adjusted to the Regency RTRW and/or related regulations; - Minimum KDH of 55%.
		Gas depots, Water Treatment Plants (IPA), storage, purification and distribution of drinking water (reservoir), waste water treatment plants, power plants, gas stations, SPBG, SPBL, temporary waste disposal sites (TPS), TPST, waste banks, terminals Type C, bus stops, train/ART/tram stations, disaster shelters, public facilities other	- Maximum KDB of 40%; - Maximum KLB 1.6/ maximum 4 floors; - Minimum KDH of 45%.
T3	KWT restrictions	Shops (rows of shop houses/shops < 5 units), telecommunication shops, electronics shops, material shops building and tooling, equipment specialty stores	-Maximum KWT 30% on each block

PROVISION LIMITED	ARRANGEMENT CONDITION	TYPE OF ACTIVITY	INFORMATION
		offices, pet shops and accessories, gift shops, agricultural equipment and supply stores, trading of various goods in shops, sale of parts and accessories for two-wheeled motorcycles and three-wheeled motorcycles, sale/showroom of two-wheeled motorcycles, gallery, traditional art market/art market, car repair services, motorcycle repair services, car and motorcycle paint services, car and motorcycle wash services, transportation ticket sales services, expedition services, goods/cargo delivery services, photography and printing services, telecommunications services, property marketing services, interior design services, welding workshop services, decoration services, event organizer services, clinic/vet practice services, catering/catering services, garage rental services max. 4 wheels, bicycle, motorcycle and car rental services, transportation/travel services, moving image production offices, video and television, broadcasting and television programming offices, other information service activities, legal activities, accounting activities, auditors, tax consulting, savings and loan cooperatives / savings and loan units, LPD, advertising, photocopying, beauty salons, barbers/barber shops, laundries/laundries, computer and communication equipment repair, electronic equipment repair, repair of personal and household goods, goods repair services, music studio, software manufacturing/programming, radio broadcasting, tailoring and tailoring of clothing to order, small-scale warehousing < 200 m2, tourist lodges, cafeterias, teahouses/cafés, coffee shops, co-working spaces, inns, fishing pond business, money changer, cooperative education unit for early childhood education and basic education, secondary education cooperation education unit, educational cooperation education unit	

PROVISION LIMITED	ARRANGEMENT CONDITION	TYPE OF ACTIVITY	INFORMATION
		non-formal, tutoring places, training/course locations, beauty clinics, general printing industry, special printing industry, Traditional Medicine Industry (IOT)/ Natural Material Extract Industry (IEBA), medical device industry, other small and medium business industries, handicraft industry arts, Household Health Supplies (PKRT), mosques, langgar/musholla, churches, monasteries, pagodas, kongco, multipurpose buildings, cremation grounds, performing arts buildings and cultural halls, TPU/cemeteries/setra, parking lots, parking buildings, BTS / integrated telecommunications towers, radio and broadcasting towers, gas depots, substations, Water Treatment Plants (IPA), storage, purification and distribution of drinking water (reservoirs), waste water treatment installations, power plants, gas stations, SPBG, SPBL	

**REGULATIONS ON TYPES OF ACTIVITIES PERMITTED WITH CERTAIN CONDITIONS (B) IN
MEDIUM DENSITY HOUSING SUB ZONE (R-3)**

B1 limited provisions must be accompanied by an environmental approval document, such as the type of activity below:

Dormitories for employees/students/students, military/police dormitories, flats with certain functions max. 4 floors.

People's shop for building materials and tools, market

Car repair services, motorcycle repair services, car and motorcycle paint services, car and motorcycle washing services, construction services, expedition services, goods/cargo delivery services, welding workshop services, laundry, computer and communication equipment repair, equipment repair electronics, repair of personal goods and home appliances stairs, goods repair services, music studios.

Pondok Wisata, inns, fishing pond businesses

Middle school and equivalent, SMA/SMK and equivalent

Clinics, polyclinics, traditional health services, beauty clinics.

Food processing industry, industry

beverage processing, knitted fabric industry, so on

B2 limited provisions must obtain technical approval from the relevant agency and provide waste and waste infrastructure, such as the type of activity below:

Flats with certain functions max. 4 floors.

Restaurants, shops/food stalls, taverns, houses/traditional medicine shops, restaurants, trade in food, beverages and tobacco in shops, pet shops (pet shop) and equipment

Interior design services, decoration services, event organizer services, clinic services/ veterinary practice, catering services, photocopying, beauty salons, barber shops/ barber shops

Advertising

Cafeteria, teahouse/café, coffee shop, co-working space

Pharmacies and drugstores, medical equipment stores, midwives/medical nurses, health

centers, auxiliary health centers, health posts, general practitioner practices, specialist practice, dentists, Healthy Using Water (SPA), posyandu, dentists, vector control/ pest control, medical clinics Small scale convection industry, Food Home Industry (IRTP)

Police post, regional military post, environmental security post Mosques, mosques,

churches, monasteries, pagodas, kongco TPU/ tomb/ setra BTS/ integrated telecommunication towers, radio and broadcasting towers, gas depots, substations, Water Treatment Plants (IPA), storage, purification and distribution of drinking water (reservoirs), power plants, gas stations, gas stations, SPBLs, Type C terminals, station trains/ ART/ trams, disaster shelters, other public facilities Wastewater treatment plants, Temporary Waste Disposal Sites (TPS), TPST, trash bank

Note:

I Allowed/permitted activities and land uses

T1 Operating Time Limitation (18.00)

T2 Restriction of Space Utilization Intensity

T3 Limitation of maximum KWT (Built up area) or number of buildings in each block

B1 Environmental Requirements (UKL-UPL, and SPPL AMDAL Documents)

B2 Special Requirements, such as:

- Obtain technical approval from related agencies
- Providing waste and garbage infrastructure

X Activities and land use that are not allowed

5. (Appendix 5.)

Land Lease Agreement number 02, On Wednesday June 7th, 2023, In front of Putu Elik Sulistyawati, Sarjana Hukum, Magister Kenotariatan.

- Between I Wayan Kirig as the land owner and . I MADE HARIADI ARTHA as the tenant who in this case is acting legally on behalf of the Board of Directors for and on behalf of the Limited Liability Company PT. BLUE CLEAR SKY
- Details of the land for leased are as follows:
 - ✓ Land title: Letter Ownership (Surat Hak Milik), number: 22.03.04.07.1.03132
 - ✓ Land Plot Identification Number (NIB): 22030902.00030
 - ✓ Measure letter (Surat Ukur): dated 20-02-1998 (twentieth of February one thousand nine hundred ninety eight), Number 17/1998
 - ✓ Land Area: 10,000m²
 - ✓ Name of the right holder: *I Wayan Kirig (31-12-1922)*
 - ✓ Land location: BR Angas Sari, Ungasan Village, South Kuta District, Badung Regency, Bali Province, Indonesia
- This lease has commenced on 07-06-2023 (seventh of June two thousand twenty three) and is valid for a period of 30 (thirty) years ending on 07-06-2053 (seventh of June two thousand and fifty three)

APPENDDDIX

No	Description
1	Copy of Land certificate
	Verification of land Certificate from BPN
2	Annual tax list from DISPENDA
3	Spatial Information (ITR) Badung Regency officially printed
4	Administrative Support Document
	Copy of identity card (KTP) :
	Family Tree

Appendix 1 – Land Certificate



Verification of land Certificate from BPN

KEMENTERIAN AGRARIA DAN TATA RUANG/ BADAN PERTANAHAN NASIONAL

KANTOR PERTANAHAN KABUPATEN BADUNG
Alamat: J.L. DEWI SARASWATI NO. 3 KEL. SEMIRYAK KECAMATAN KUTA MANIKULPURA

PENGECEKAN SERTIPIKAT

No Berkas : 27303 / 2023

NTPN : 820230027200183 27/06/2023 12:40:07

Sertipikat

- Jenis Hak : Hak Milik
- No Hak : 05132
- Desa UNGASAN
- No Sert : AL9574465
- NIB : 22050902.00030
- No SU.000171998
- No SK :
- Luas : 10000 m2
- Tanggal Penerbitan : 23/02/1998
- Tanggal Berakhir Hak :
- Asal Hak : Pemisahan

Nama Pemilik

1 WAYAN KIRIG, 31 DESEMBER 1922

Perunjuk

- PEMISAHAN DARI HAK MILIK NO.3023 DESA UNGASAN
LUAS ASAL 25100 M2

Catatan Pendaftaran Terakhir

•

Daftar Hak Tanggungan

- Sertipikat ini tidak sedang diagunkan

Blotir

- Sertipikat ini tidak terdapat blotir
- Sertipikat ini tidak terdapat blotir inisiatif kementerian

Sita

- Sertipikat ini tidak terdapat sita

Informasi Kasus

- Sertipikat ini tidak terdapat sengketa / konflik / perkara

Pengecekan Sertipikat ini diterbitkan atas permohonan

- Nama Pemohon :IDA AYU RATNA AMRITA
PUDJA selaku PPAI

¹ Hasil Pengujian ini diupload tanggal 30 Juni 2023 pukul 13:56:09

² Apabila dalam waktu 7 (tujuh) hari kalender terdapat perubahan data maka akan diinformasikan kepada Pemohon.

³ Apabila ditemukan pengesahan hasil pengunjuk hak akan terakut in dengan terakut dari beberapa maha aplikasi Sertifikat Tanah dan juga juga aplikasi dan juga juga

⁴ Apabila terdapat ketidaksesuaian hasil pengunjuk dengan Sertipikat Hak atau Tanah maka pemohon melakukan hal yang dapat mengkonfirmasi Terakut dan terakut dengan memberikan bukti pendaftaran pemohon.

Untuk memastikan keaslian dokumen ini, silakan verifikasi menggunakan QR Code berikut.

Batas Maksimal : 5.5
Max Verification : 10000

Petunjuk:

Anda disarankan untuk melakukan verifikasi dokumen yang telah terdapat dengan Terakut Terakut yang telah diupload oleh BPP

Untuk melakukan verifikasi dokumen yang telah terdapat dengan Terakut Terakut yang telah diupload oleh BPP

Untuk melakukan verifikasi dokumen yang telah terdapat dengan Terakut Terakut yang telah diupload oleh BPP

Untuk melakukan verifikasi dokumen yang telah terdapat dengan Terakut Terakut yang telah diupload oleh BPP

Untuk melakukan verifikasi dokumen yang telah terdapat dengan Terakut Terakut yang telah diupload oleh BPP

Untuk melakukan verifikasi dokumen yang telah terdapat dengan Terakut Terakut yang telah diupload oleh BPP

Untuk melakukan verifikasi dokumen yang telah terdapat dengan Terakut Terakut yang telah diupload oleh BPP

1/2

[illegible]

Appendix 2 - Annual tax list from DISPENDA

KARTU DATA

Sampai dengan tanggal : 23 Juni 2023

NOP : 51.03.050.002.027-0198.0

Nama WP : I WAYAN KIRIG

Luas Bumi : 10.000,00

NJOP/M2 Bumi : 2.352.000

NJOP Bumi : 23.520.000.000

Alamat WP : DSN KANGIN

Alamat OP : BR ANGAS SARI

Luas Bangunan : 0,00

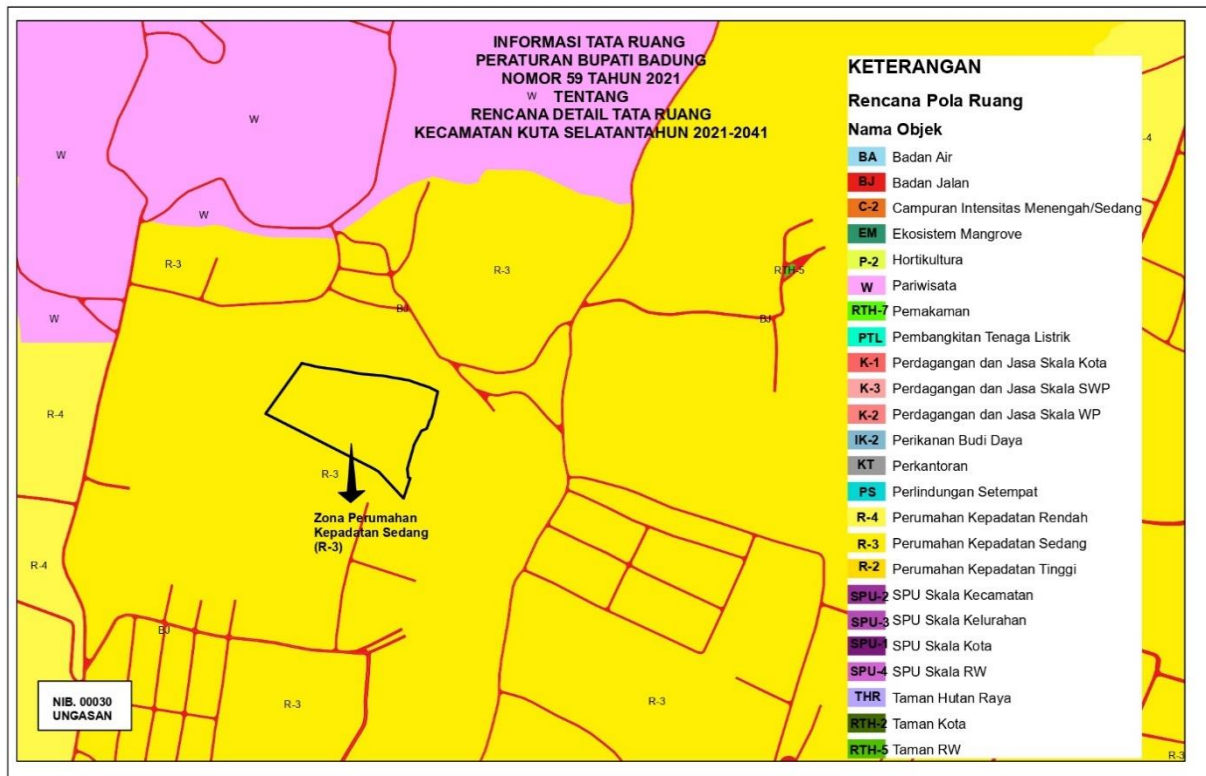
NJOP/M2 Bangunan : 0

NJOP Bangunan : 0

Tanggal	No. Bukti	Uraian	SPPT (Rp.)	Setoran (Rp.)	Sisa (Rp.)	Denda (Rp.)	Setoran (Rp.)	Sisa Denda (Rp.)
02/02/2022		SPPT Tahun 2022 (Jatuh Tempo Tanggal 2022-09-30)	0		0			0
05/04/2023		SPPT Tahun 2023 (Jatuh Tempo Tanggal 2023-11-30)	0		0			0
Total :			4.974.500	4.974.500	0	17.400	17.400	0

Generated at : 23/06/2023 10:37:34 +0800
Balanan : 5 dari 5

APPENDIX 3 - SPATIAL INFORMATION (ITR) BADUNG REGENCY OFFICIALLY PRINTED



APPENDIX 4 - ADMINISTRATIVE SUPPORT DOCUMENT

COPY OF IDENTITY CARD (KTP)



FAMILY CARD

KARTU KELUARGA
No. 5103050603070699

Nama Kepala Keluarga : I KETUT MULIADI
Alamat : RT/RW : BR ANGAS SARI UNGASAN
Kode Pos : 0

Desa/Kelurahan : UNGASAN
Kecamatan : KUTA SELATAN
Kabupaten/Kota : BADUNG
Provinsi : BALI

Nama Lengkap	NIK	Jenis Kelamin	Tempat Lahir	Tanggal Lahir	Agama	Pendidikan	Jenis Pekerjaan	Golongan Darah
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
KETUT MULIADI	5103052808780002	LAKI-LAKI	BADUNG	23-08-1978	HINDU	SLTA/SEDERAJAT	KARYAWAN SWASTA	O
II KETUT ARIANI	5103056702790003	PEREMPUAN	BADUNG	27-02-1979	HINDU	SLTA/SEDERAJAT	KARYAWAN SWASTA	O
GEDE CANDRA MULYANA PUTRA	5103052503020004	LAKI-LAKI	DENPASAR	25-02-2002	HINDU	SEKOLAH TAMAT SD/SEDERAJAT	PELAJARAN MAHASISWA	O
KADEK ABHI PRAMANA PRABANGKARA	5103052211040001	LAKI-LAKI	JIMBARAN, KUTA SELATAN	22-11-2004	HINDU	SEKOLAH TAMAT SD/SEDERAJAT	PELAJARAN MAHASISWA	O
WAYAN KIRIG	5103053112420171	LAKI-LAKI	BADUNG	31-12-1942	HINDU	TAMAT SD/SEDERAJAT	PETAN/PEKEBUN	B
II NYOMAN TAMPED	5103057112450172	PEREMPUAN	BADUNG	31-12-1945	HINDU	TIDAK BELAJAR SEKOLAH	PETAN/PEKEBUN	O
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

Status Perkawinan	Tanggal Perkawinan	Status Hubungan Dalam Keluarga	Kewarganegaraan	Dokumen Imigrasi	Nama Orang Tua	
(10)	(11)	(12)	(13)	No. Paspor (14)	No. KITAP (15)	Ayah (16) Ibu (17)
KAWIN TERCATAT	12-12-2001	KEPALA KELUARGA	WNI	-	-	I WAYAN KIRIG II NYOMAN TAMPED
KAWIN TERCATAT	12-12-2001	ISTRI	WNI	-	-	I MADE NASA II NYOMAN NANI
BELUM KAWIN	-	ANAK	WNI	-	-	I KETUT MULIADI II KETUT ARIANI
BELUM KAWIN	-	ANAK	WNI	-	-	I KETUT MULIADI II KETUT ARIANI
KAWIN BELUM TERCATAT	-	ORANG TUA	WNI	-	-	I WAYAN KITEB II MADE BEPIO
KAWIN BELUM TERCATAT	-	ORANG TUA	WNI	-	-	I RUDIK II NGUNTI
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

di keluarkan Tanggal : 05-03-2020
di keluarkan : I. Kepala Keluarga
II. RT
III. Desa/Kelurahan
IV. Kecamatan

KEPALA KELUARGA

KEPALA DINAS KEPENDUDUKAN DAN
PENCATATAN SIPIL

I KETUT MULIADI
Tanda Tangan/Cap Jempol

Drs. Anak Agung Ngurah Arimbawa
NIP. 196511161987031006

Surat ini telah ditandatangani secara elektronik menggunakan sertifikat elektronik yang diterbitkan oleh Balai Sertifikasi Elektronik (BSrE), BSSN

FAMILY CARD

KARTU KELUARGA
No. 5103050503070737

Nama Kepala Keluarga : I WAYAN PUTRAYASA
Alamat : RT/RW : BR ANGAS SARI UNGASAN
Kode Pos : 80364

Desa/Kelurahan : UNGASAN
Kecamatan : KUTA SELATAN
Kabupaten/Kota : BADUNG
Provinsi : BALI

Nama Lengkap	NIK	Jenis Kelamin	Tempat Lahir	Tanggal Lahir	Agama	Pendidikan	Jenis Pekerjaan	Golongan Darah
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
I WAYAN PUTRAYASA	5103051209650002	LAKI-LAKI	BADUNG	12-09-1965	HINDU	SLTA/SEDERAJAT	KARYAWAN SWASTA	B
NI MADE ASTRI TELADANI	5103055312860001	PEREMPUAN	BADUNG	13-12-1968	HINDU	SLTA/SEDERAJAT	KARYAWAN SWASTA	B
NI LUH PUTRI SRI DEVI	5103054612060005	PEREMPUAN	UNGASAN, BADUNG	06-12-2006	HINDU	TIDAK BELAJAR SEKOLAH	BELUM/TIDAK BEKERJA	B
II KADEK GEDE RENDI WIGUNA SUPUTRA	5103051206110003	LAKI-LAKI	JIMBARAN, BADUNG	12-06-2011	HINDU	TIDAK BELAJAR SEKOLAH	BELUM/TIDAK BEKERJA	B
NI KOMANG SURYA MAHIRA PRAMESTI	5103054401200001	PEREMPUAN	MANDUPURA	04-01-2020	HINDU	TIDAK BELAJAR SEKOLAH	BELUM/TIDAK BEKERJA	B
I WAYAN LEBIH	5103053112800255	LAKI-LAKI	BADUNG	31-12-1960	HINDU	TAMAT SD/SEDERAJAT	BURUH HARIAN LEPAS	B
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

Status Perkawinan	Tanggal Perkawinan	Status Hubungan Dalam Keluarga	Kewarganegaraan	Dokumen Imigrasi	Nama Orang Tua	
(10)	(11)	(12)	(13)	No. Paspor (14)	No. KITAP (15)	Ayah (16) Ibu (17)
KAWIN TERCATAT	18-09-2006	KEPALA KELUARGA	WNI	-	-	-
KAWIN TERCATAT	18-09-2006	ISTRI	WNI	-	-	I WAYAN HARBA II NYOMAN JATI
BELUM KAWIN	-	ANAK	WNI	-	-	I WAYAN PUTRAYASA II MADE ASTRI TELADANI
BELUM KAWIN	-	ANAK	WNI	-	-	I WAYAN PUTRAYASA II MADE ASTRI TELADANI
BELUM KAWIN	-	ANAK	WNI	-	-	I WAYAN PUTRAYASA II MADE ASTRI TELADANI
CERAI HIDUP	-	ORANG TUA	WNI	-	-	I WAYAN KIRIG II NYOMAN TAMPED
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

di keluarkan Tanggal : 05-03-2020
di keluarkan : I. Kepala Keluarga
II. RT
III. Desa/Kelurahan
IV. Kecamatan

KEPALA KELUARGA

KEPALA DINAS KEPENDUDUKAN DAN
PENCATATAN SIPIL

I WAYAN PUTRAYASA
Tanda Tangan/Cap Jempol

Drs. Anak Agung Ngurah Arimbawa
NIP. 196511161987031006

Surat ini telah ditandatangani secara elektronik menggunakan sertifikat elektronik yang diterbitkan oleh Balai Sertifikasi Elektronik (BSrE), BSSN

FAMILY CARD

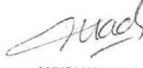
No	Nama Lengkap	NIK	Jenis Kelamin	Tempat Lahir	Tanggal Lahir	Agama	Pendidikan	Jenis Pekerjaan	Golongan Darah
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	I NYOMAN NUADA	5103051005770006	LAKI-LAKI	BADUNG	19-05-1977	HINDU	TAMAT SD/SEDERAJAT	KARYAWAN SWASTA	B
2	NI NYOMAN WATI	5103054505720005	PEREMPUAN	BADUNG	05-05-1972	HINDU	SLTA/SEDERAJAT	MENGURUS RUMAH TANGGA	B
3	LUH AYU RAI ADNYANI, A.Md.	5103056701970005	PEREMPUAN	DENPASAR	27-01-1997	HINDU	AKADEMI DIPLOMA IISARJANA MUDA	PELAJARAN MAHASISWA	B
4	NI KADEK JUNI CAHYANI, A.Md.	5103056606000005	PEREMPUAN	UNGASAN, KUTA SELATAN	16-06-2000	HINDU	AKADEMI DIPLOMA IISARJANA MUDA	PELAJARAN MAHASISWA	B
5	I KOMANG SURYA WARDANA	5103051003070003	LAKI-LAKI	DENPASAR	10-03-2007	HINDU	TAMAT SD/SEDERAJAT	PELAJARAN MAHASISWA	B
6	-	-	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-	-	-

No	Status Perkawinan	Tanggal Perkawinan	Status Hubungan Dalam Keluarga	Kewarganegaraan	Dokumen Imigrasi		Nama Orang Tua	
(10)	(11)	(12)	(13)	No. Paspor (14)	No. KITAP (15)	Ayah (16)	Ibu (17)	
1	KAWIN TERCATAT	12-05-1997	KEPALA KELUARGA	WNI	-	I WAYAN KIRIG	NI NYM TAMPED	
2	KAWIN TERCATAT	12-05-1997	ISTERI	WNI	-	I WAYAN WIDIA	NI NYM RANTIG	
3	BELUM KAWIN	-	ANAK	WNI	-	I NYOMAN NUADA	NI NYOMAN WATI	
4	BELUM KAWIN	-	ANAK	WNI	-	I NYOMAN NUADA	NI NYOMAN WATI	
5	BELUM KAWIN	-	ANAK	WNI	-	I NYOMAN NUADA	NI NYOMAN WATI	
6	-	-	-	-	-	-	-	
7	-	-	-	-	-	-	-	
8	-	-	-	-	-	-	-	
9	-	-	-	-	-	-	-	
10	-	-	-	-	-	-	-	

Dikeluarkan Tanggal: **20-12-2022**

KEPALA KELUARGA

KEPALA DINAS KEPENDUDUKAN DAN PENCATATAN SIPIL
KABUPATEN BADUNG


I NYOMAN NUADA
Tanda Tangan/Cap Jempol


Drs. Anak Agung Ngurah Arimbawa
NIP. 196511161987031006

Dokumen ini telah ditandatangani secara elektronik menggunakan sertifikat elektronik yang diterbitkan oleh Balai Sertifikasi Elektronik (BSrE), BSSN

