

**BASIC INSPECTION REPORT  
LIMITED TO CEMAGI VILLAGE LAND**

**1. Document Inspection**

**Dokumen yang diterima:**

- a. Sertifikat Hak Milik No. 1090, located in Cemagi Village, Mengwi Sub-district, Badung Regency, Bali Province, registered under the name of Nathayoga Wisnawa with date of birth October 12, 1989, land size of 2400<sup>m</sup><sup>2</sup> , measurement letter number 01512/CEMAGI/2014, measured on November 27, 2014, certificate issued on February 05, 2015 ("SHM 1090").
- b. Freehold Certificate No. 723, located in Cemagi Village, Mengwi Sub-district, Badung Regency, Bali Province, registered under the name of Nathayoga Wisnawa with date of birth October 12, 1989, land size of 2400<sup>m</sup><sup>2</sup> , measurement letter number 01196/CEMAGI/2013, measured on August 27, 2013, certificate issued on September 13, 2013 ("SHM 723").

From the whole certificate has been confirmed by one of the staff at the National Land Agency (BPN) Badung Regency that the two Certificates are still valid and the name of the owner contained in the SHM and in the KTP is appropriate and after checking the suitability of the land area and location of the land is also in accordance with those in the two freehold title.

**2. Pemeriksaan Zonasi Tanah**

The land zoning for both SHMs is in a mixed zone with most of the land located in the W zone or Pink zone designated for tourism ("**Pink Zone**"). Then for some of it intersects with the water body zone and local protection zone.

- The Pink Zone itself has no restrictions on development on its land in the sense that villas, resorts, hotels and other tourism accommodations can be built on this land.
- The Water Body Zone is one part that needs to be considered, namely the prohibition to build buildings around it and what needs to be considered is the development radius of the land zone.
- The Local Protection Zone provides restrictions on development around it so that it cannot carry out development on the land and is limited only to development such as for temples, public markets, borders etc.

So it can be concluded from the land plot that it is necessary to really pay attention to the development radius and still provide distance in the 2 prohibited zones.

### **3. Land Owner Status**

The landowner is the direct owner of the land parcels and there is no criminal record of the landowner recorded in the Supreme Court of the Republic of Indonesia.

### **4. Conclusion**

From the documents received on SHM 1090 and SHM 723 are valid documents and valid for use or transaction. The zoning of the land is in a mixed zone which is mostly a tourism zone so if the construction of a Villa is to be carried out, it is safe to do so and is allowed.

We advise you if you want to later make a transaction on the land plot to check the taxation of the land to ensure the taxation has been completed by the owner. And still pay attention to the completeness of documents which can later be assisted by a notary who makes a deed of lease.

Thus this Limited Basic Inspection of Land report is made for your consideration in making transactions.

## Inspection Annex

### Annex I

Suitability of Land Area and Location Based on the Data the National Land Agency (BPN)



#### Lokasi Bidang Tanah

Kantor	Desa/Kelurahan
Kantor Pertanahan Kabupaten Badung	CEMAGI
Nomor Hak	Jenis Hak
723	Hak Milik

SHM 723



#### Lokasi Bidang Tanah

Kantor	Desa/Kelurahan
Kantor Pertanahan Kabupaten Badung	CEMAGI
Nomor Hak	Jenis Hak
1090	Hak Milik

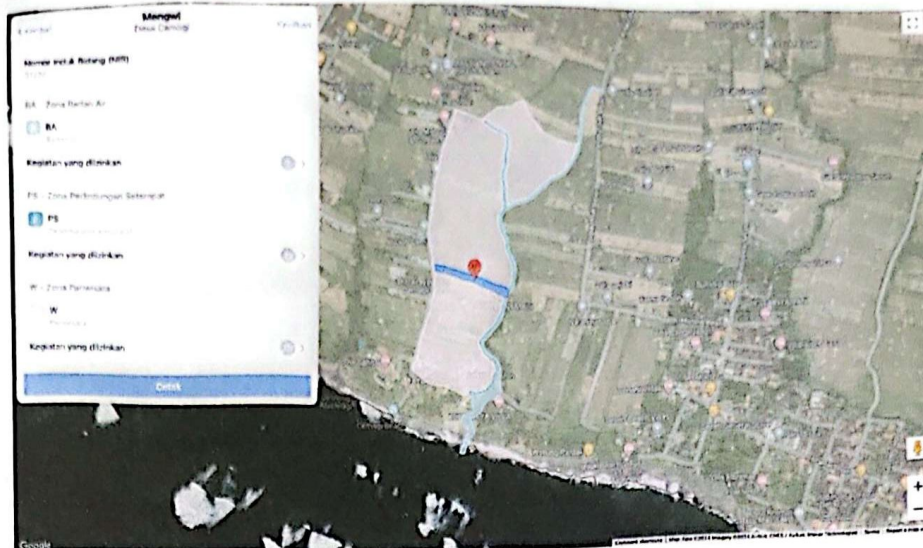
SHM 1090

## Record of Court Decisions in Indonesia

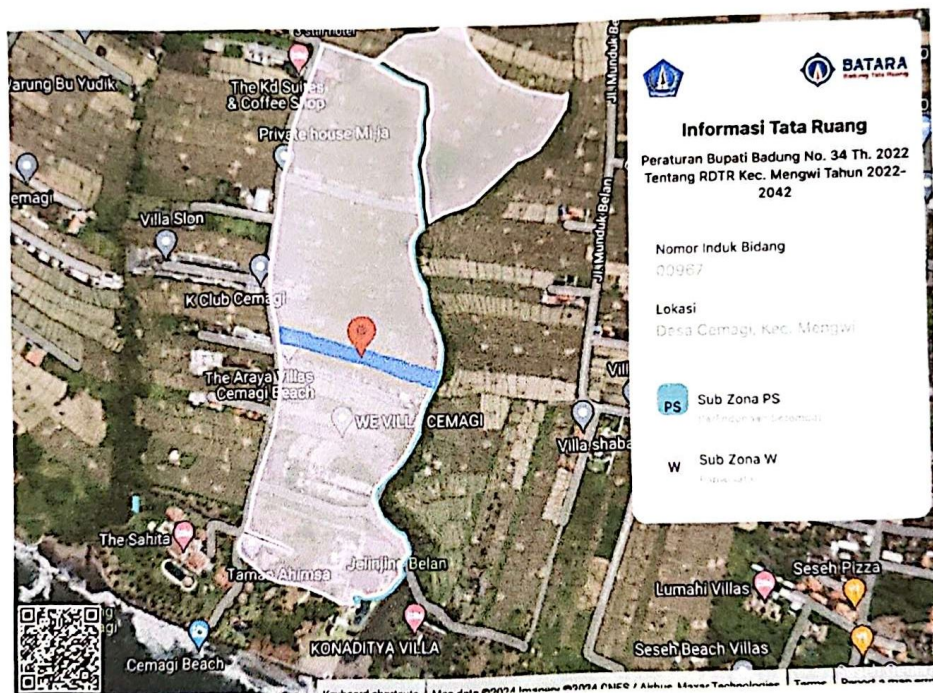
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# Annex III Land Zone



SHM 1090



SHM 723