

**KANTOR NOTARIS**

**NI NYOMAN YULIASTUTI,SH.,M.Kn.**

**Jl. Tangkuban Perahu No. 88B, Kerobokan, Kuta Utara,**

**Badung.Telp: 0361- 9348949**

**Legal Status Checking Report**

Land Lease Transaction.

Client:

**Documents Available:**

- Appendix 1. Copy of Certificate Ownership Title Number 7499/Desa Canggu, measuring 1277 M2 located at Canggu Village, Kuta Utara District, Badung Regency, Bali Province, registered on the name of: **I WAYAN SUDIASA.**
- Appendix 2. Copy of Print Out of Annual Tax from Badan Pendapatan Daerah (BAPENDA) Badung Regency, Tax Number (Nomor Objek Pajak):51.03.060.004.039-0020.0, measuring 1.278 M2 registered on the name of : **I WAYAN SUDIASA.**

**Checking :**

1. (Appendix 1)

Land Certificate Ownership Title Number 7499/Desa Canggu has been verified at the Land Government Office at Badung Regency (Badan Pertanahan Nasional Kabupaten Badung) officially dated on 18 November 2021 that the data in the certificate has been approved and found in accordance with the data in the Land Government Office.

**There is no mortgage over the title or any land dispute.**

2. Land Tax Checking (PBB) (Appendix 2)

Has been verified at the Tax Government Office Badan Pendapatan Daerah (BAPENDA) Badung Regency dated on 14 October 2021 Tax Number 51.03.060.004.039-0020.0, measuring 1.278 M2 registered on the name of : **I WAYAN SUDIASA.**

-There is no outstanding tax.  
-The Land Owner should process changing the size according to Land Certificate.

3. The Zoning Information (Informasi Tata Ruang) for Land Certificate Ownership Title Number 7499/Desa Canggu has been checked at [www.itr.badungkab.go.id](http://www.itr.badungkab.go.id) dated on 14 October 2021 that the allocation area purpose is for **artificial tourism Area (Kawasan Wisata Buatan)**. (Rencana Detail Tata Ruang Kecamatan Kuta Utara Tahun 2021-2041).
4. Checking location dated on 26 October 2021.

Badung, 18 November 2021

**NI NYOMAN YULIASTUTI, S.H., M.Kn.**  
**PUBLIC NOTARY**