



AMRP LAW FIRM
Advocate & Legal Consultant
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Jalan Pemamoran No. 1 Sanur, Denpasar, Bali. 80228.

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INDONESIAN ADVOCATES ASSOCIATION

Badung, July 25th, 2023.

Dear.

Mrs. MARYNA BILOBROVSKA (hereinafter referred to as "*Client*")

At Place

Subject : Summary Land Sublease in Canggu Village

Yours faithfully,

We, the undersigned:

1. **IDA BAGUS ANGGA MANUWANGSA, S.H.**
2. **MADE ARDIAN PRIMA PUTRA, S.H.,M.H.**

Advocates and Legal Consultants based at Jalan Pemamoran No. 1 Sanur, Denpasar, Bali – 80228.

Herewith we would like to submit a report regarding sublease of land located in Canggu Village, North Kuta District, Badung Regency, Bali Province as follows:

Attendee:

- AMRP Team.
- Staff of Notary Eddy Nyoman Winarta, SH.

Current Findings/Discussion :

1. Whereas the Client plans to take a part of the lease right of a plot of land measuring 1,430 m² of a total area of 3,400 m² located in the village of Canggu, based on the Deed of Transfer and Submission of Leasehold Rights Number 2, Dated 05-12-2016, registered as the leaseholder is **Ludovic Stephane Leon Ganem**, as the object of the lease based on Freehold Certificate (SHM) Number 827 / Canggu Village;
2. Whereas, we have reviewed all documents on the client's plan to take over part of the Leasehold of Ludovic Stephane Leon Ganem which is described as follows :



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No.	Document Name	Information
1.	Deed of Lease No. 71, dated 30-11-2012, made before Dewa Putu Oka Diatmika, S.H., Notary in Badung regency.	- The lease was entered into by Anak Agung Raka Sonil as Landlord with Iwan Rialdy and Windasari Zikri as Lessee; - The lease is valid for a period of 25 years which is effective when the First Party provides access to the entrance and exit road to the Lease Object;
2.	Addendum No. 48, dated 28-09-2013, made before Dewa Putu Oka Diatmika, S.H., Notary in Badung regency.	- Road access for entry and exit to the Lease Object must be completed no later than 18-01-2014.
3.	Addendum and Settlement of Payment No. 36, dated 21-03-2014, made before Dewa Putu Oka Diatmika, S.H., Notary in Badung Regency.	- This lease is valid for a period of 25 years and became effective on 28-03-2014, and will expire on 28-03-2039.
4.	Addendum No. 01, dated 05-12-2016, made before Erma Novita, S.H., MKn., Notary in Badung Regency.	- Change of lease term commencing on 06-12-2016 and ending on 06-12-2046
5.	Deed of Transfer and Submission of Leasehold Rights Number 02, dated 05-12-2016, made before Erma Novita, S.H., MKn., Notary in Badung Regency.	- The leaseholders based on Deed of Lease No. 71, dated 30-11-2012, namely Iwan Rialdy and Windasari Zikri have transferred all their leasehold rights covering an area of 3,400 m² to Ludovic Stephane Leon Ganem until the expiration of the lease period, namely on 06-12-2046.
6.	Deed of Transfer and Submission of Leasehold Rights No. 66, dated 22-05-2019, made before Eddy	- The leaseholder under Deed of Transfer and Submission of Leasehold Rights No. 02, dated 05-12-2016, namely Ludovic Stephane Leon Ganem has transferred part of his leasehold rights covering an area of 800 sqm (including 25% of the 4



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	Nyoman Winarta, S.H., Notary in Badung Regency.	meter wide shared access road) out of a total of 3,400 sqm to Mark Richard Sainsbury and Felicity Sainsbury until the expiry of the lease period on 06-12-2046.
7.	Deed of Transfer and Submission of Leasehold Rights Number 52, dated 18-12-2020, made before Eddy Nyoman Winarta, S.H., Notary in Badung Regency.	- The leaseholder based on the Deed of Transfer and Submission of Leasehold Rights No. 02, dated 05-12-2016, namely Ludovic Stephane Leon Ganem has transferred part of his leasehold rights covering 80 m² of a total of 3,400 m² to Charles Henry Bassara, until the expiration of the lease period on 06-12-2046. - As for the acquisition of 80 m² of leasehold rights, there has been a 2-storey apartment building with an attic area of 78 m², plus a large space of 30 m², along with a swimming pool which is hereinafter known as The Loft Residence Berawa, Unit Number 5.
8.	Deed of Extension of Transfer and Submission of Leasehold Rights on Land No. 75, dated 21-06-2021.	- Extension of the remaining leasehold rights of 2,200 m², for a period of 5 years, expiring on 06-12-2051. - Access road of 300 m² is granted free of charge by the Landlord to the Lessee which can be used by the Lessee or other tenants until 06-12-2051.
9.	Deed of Transfer and Submission of Leasehold Rights No. 64, dated 20-06-2022, made before Eddy Nyoman Winarta, S.H., Notary in Badung regency.	- The leaseholder under Deed of Transfer and Submission of Leasehold Rights No. 02, dated 05-12-2016 and Deed of Extension of Transfer and Submission of Leasehold Rights on Land No. 75, dated 21-06-2021, namely Ludovic Stephane Leon Ganem, has transferred part of his leasehold rights covering an area of 100 m² out of a total of 2,200 m² to Erika Bruckmann, until the expiration of the lease period on 06-12-2051. - As for the acquisition of the leasehold rights of 100 m² (including 20 m² of public access to Erika Bruckmann's building), there has been a 2-storey apartment building



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		with an attic area of 78 m², plus a large space of 18 m², along with a swimming pool which is hereinafter known as The Loft Residence Berawa, Unit Number 1. - Erika Bruckmann received a free road access of 300 m².
10.	Deed of Transfer and Submission of Leasehold Rights No. 108, dated 20-11-2022, made before Eddy Nyoman Winarta, S.H., Notary in Badung regency.	- The leaseholder based on the Deed of Transfer and Submission of Leasehold Rights Number 02, dated 05-12-2016 and Deed of Extension of Transfer and Submission of Leasehold Rights on Land Number 75, dated 21-06-2021, namely Ludovic Stephane Leon Ganem has transferred part of his leasehold rights covering 110 m² of a total of 2,200 m² to Alex Benjamin Sincere, until the expiration of the lease period, namely on 06-12-2051. - As for the acquisition of the leasehold rights of 110 m² (including 20 m² of public access to Alex Benjamin Sincere's building and parking for 2 motorbikes not for car parking), there has been a 2-storey apartment building with an attic area of 78 m², plus a large space of 26 m², along with a swimming pool which is hereinafter known as The Loft Residence Berawa, Unit Number 6. - As for Alex Benjamin Sincere, he gets a free road access of 300 m².
11.	Deed of Transfer and Submission of Leasehold Rights No. 07, dated 06-12-2022, made before Eddy Nyoman Winarta, S.H., Notary in Badung regency.	- The leaseholder based on the Deed of Transfer and Submission of Leasehold Rights Number 02, dated 05-12-2016 and Deed of Extension of Transfer and Submission of Leasehold Rights on Land Number 75, dated 21-06-2021, namely Ludovic Stephane Leon Ganem has transferred part of his leasehold rights covering 100 m² of a total of 2,200 m² to Anak Agung Surya Wintara & Carolyn Dorothy Sutton, until the expiration of the lease period on 06-12-2051.



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		- As for the acquisition of the leasehold rights of 100 m² (including 20 m² of public access to the building of Anak Agung Surya Wintara & Carolyn Dorothy Sutton and parking for 2 motorbikes not for car parking), there has been a 2-storey apartment building with an attic area of 78 m², plus a large space of 18 m², along with a swimming pool which is hereinafter known as The Loft Residence Berawa, Unit Number 2. - Anak Agung Surya Wintara & Carolyn Dorothy Sutton received a free road access of 300 m².
12.	Deed of Transfer and Submission of Leasehold Rights No. 87, dated 19-12-2022, made before Eddy Nyoman Winarta, S.H., Notary in Badung regency.	- The leaseholder under Deed of Transfer and Submission of Leasehold Rights No. 02, dated 05-12-2016 and Deed of Extension of Transfer and Submission of Leasehold Rights on Land No. 75, dated 21-06-2021, namely Ludovic Stephane Leon Ganem, has transferred part of his leasehold rights covering an area of 100 m² out of a total of 2,200 m² to Alejandro Wilmanski Baret, until the expiration of the lease period on 06-12-2051. - As for the acquisition of leasehold rights of 100 m² (including 20 m² of public access to Alejandro Wilmanski Baret's building and parking for 2 motorcycles not for car parking), there has been a 2-storey apartment building with an attic area of 78 m², plus a spacious room of 18 m², along with a swimming pool which is hereinafter known as The Loft Residence Berawa, Unit Number 4. - The Alejandro Wilmanski Baret gets free road access of 300 m².
13.	Deed of Transfer and Assignment of Leasehold Rights Number 15, dated 15-	- The leaseholder based on the Deed of Transfer and Submission of Leasehold Rights Number 02, dated 05-12-2016 and Deed of Extension of Transfer and Submission of



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02-2023, made before Eddy Nyoman Winarta, S.H., Notary in Badung regency.	Leasehold Rights on Land Number 75, dated 21-06-2021, namely Ludovic Stephane Leon Ganem has transferred part of his leasehold rights covering 100 m² of a total of 2,200 m² to Dhidit Widhiarti, until the expiration of the lease period, namely on 06-12-2051. - As for the acquisition of the leasehold rights of 100 m² (including 20 m² of public access to Dhidit Widhiarti's building and parking for 2 motorbikes not for car parking), there has been a 2-storey apartment building with an attic area of 78 m², plus a large space of 18 m², along with a swimming pool which is hereinafter known as The Loft Residence Berawa, Unit Number 3. - Dhidit Widhiarti received free road access of 300 m².
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General Overview & Summary:

Based on the results of the document review above, we can conclude that :

1. The remaining land area leased by **Ludovic Stephane Leon Ganem** is 1,690 m²
2. Based on our checking regarding the Land and Building Tax for SHM Number 827/Desa Canggu at the Regional Revenue Service of Badung Regency, we can inform you that for 2023 Land and Building Tax is in arrears in payment of **Rp. 680,-**
3. Based on the results of checking related to Spatial Information on the Leased Object it is known to be in a **High Intensity Mixed Zone (C1)**, which may be built in that zone, namely Residential Houses, Boarding Houses/Lodgings, Shop Houses, Real Estate owned or rented, Tourism Cottage, Villas, Restaurants, Bars and Fitness Centers.
4. The Client's plan to take over the lease rights of 1,430 m² can be done with conditions :
 - The remaining lease period that can be taken over by the client is only up to 06-12-2051;
 - The landowner is required to pay Land and Building Tax in the amount of **Rp. 680,-**;
 - The client is required to be able to use an access road of 300 m² from the public road to the leased object;



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5. Based on our interview with Notary Staff Eddy Nyoman Winarta, S.H., namely Mrs. Ade, we can inform you regarding checking SHM Validation only verbally because the Notary does not have the original SHM from the Land Owner;

Thus, the report of sublease of land that we can convey, we thank you.

Best regards,

IDA BAGUS ANGGA MANUWANGSA, S.H.

MADE ARDIAN PRIMA PUTRA, S.H.,MH.



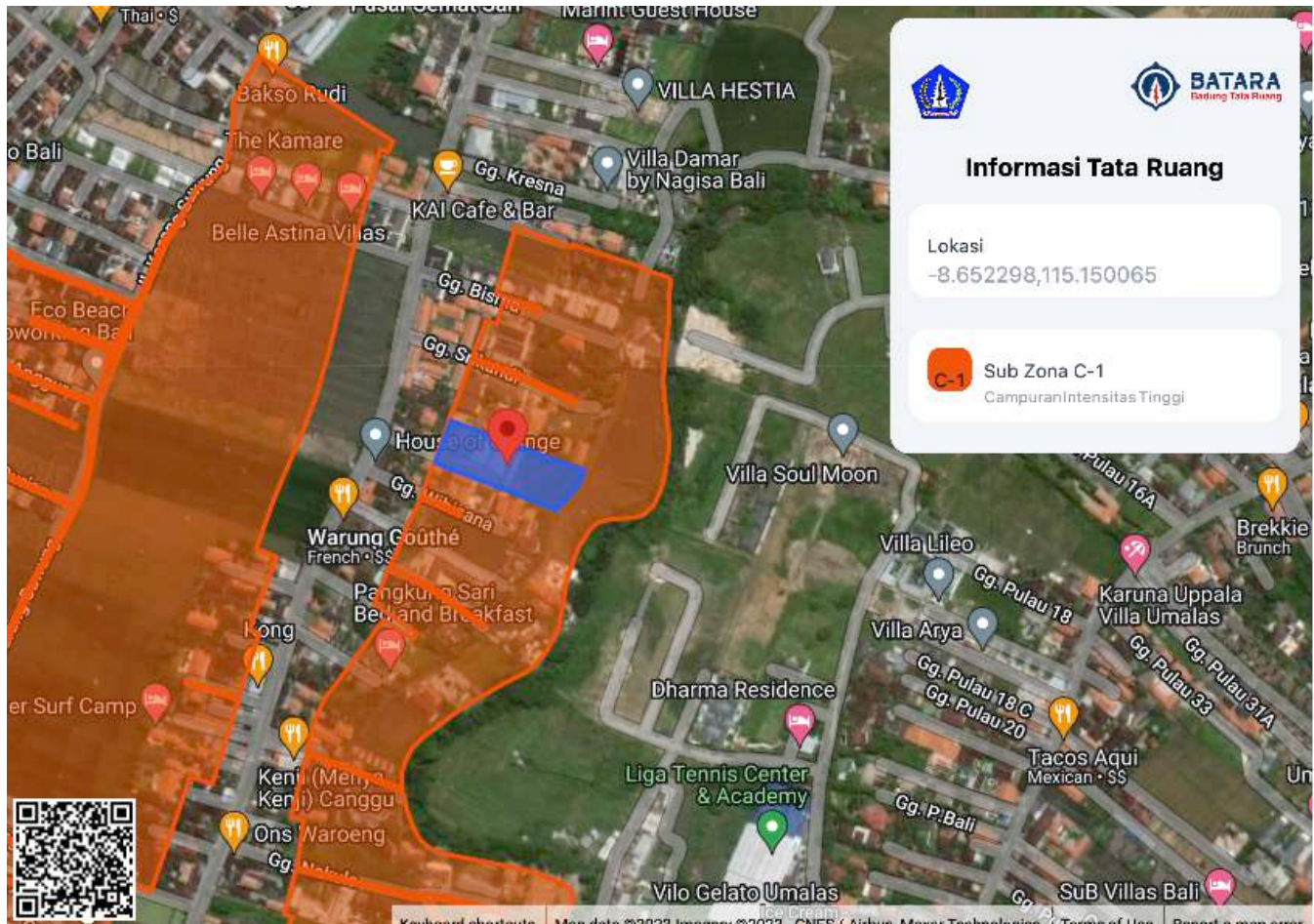
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