



PROJECT	:	4673
DOCUMENTS FOR REVIEW	:	- Certificate of Title number 4673 / Desa Tibubeneng - Scanned copy of notary lease agreement No.12 - Scanned copy of PBG and SLF - Scanned copy of tax statement - Scanned copy of BPN checking - Scanned copies of Land Owners ID - Scanned copy of Supplementary Agreement to the notary lease agreement Addendum No.73 - Scanned copy of Supplementary Agreement to the notary lease agreement Division of joint lease rights No.21
PREAMBLE	:	Bali Business Consulting ("BBC") has been appointed by the Client to review the above documents as part of the inspection of the land parcel registered under SHM No. 4673 / Desa Tibubeneng.

ANALYSIS	:	ORIGINAL TITLE Based on the notarial lease agreement: no. 12 dated June 14, 2021, executed in the presence of Ni Nyoman Yuliastuti, SH, MKn, Notary Public in Badung Regency, Nikita Shelomentsev, Artem Yamushev, Vladilen Chasovsky, Dmitry Subbotin are the holder of the leasehold right to: • A plot of land with an area of approximately 3,900 square meters (three thousand nine hundred square meters), registered under Certificate of Title or "SHM" No. 4673 / Desa Tibubeneng, dated 25.10.2011, registered in the name of Yi Made Sulendra, Yi Nengah Udra, Yi Nyoman Landra, Ni Ketut Lantri, Ni Wayan Udri, located in Tibubeneng, Utara District, Badung Regency, Bali Province; At the time of our inspection, we were provided with a scanned copy of the duly notarized lease agreement and its Supplemental Agreements. According to the notarized lease agreement, the lease term is 30 years and ends on 10/15/2051. The payment schedule stipulated in Article 3 of the lease agreement provides for installments: 1. The amount of Rs. 50,000,000,000 payable on 15.06.2021. Confirmation of payment has been provided.
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	2. An amount of Rs. 1,030,000,000,000 payable on 01.05.2022. Confirmation of payment has been provided. Additional agreement to the lease agreement No. 21 of 13.04.2022 and Additional agreement No. 73 of 24.06.2022 fix the distribution of shares for the land plot between: Nikita Shelomentsev, Dmitry Subbotin, Georgy Porublev, Artem Yamushev, and Vladilen Chasovsky. Taking into account that we have been provided with all necessary documentation, as well as confirmations of payments under the lease agreement, we consider the aspect of original title to the land to be clean and see no obstacles to the transaction. ZONING REGULATIONS The zoning information (Informasi Tata Ruang) for Land Title Certificate No. 4673 / Desa Tibubeneng has been verified by us. According to the verification on Batara Badung website, the land parcel is located in the Yellow Zone. CONSTRUCTION DOCUMENTATION Building permit construction documents (PBG and SLF) were provided for the purposes of this report. Data verified.
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