cyber valley

PT CYBER VALLEY ESTATE

HS-C · TEMPLATE

HS-C

# Annex C — Due Diligence Pack

## Lampiran C — Paket Uji Tuntas

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**Lampiran C — Paket Uji Tuntas**

Annex C — Due Diligence Pack

Dilampirkan pada hak sewa template[1] berdasarkan 15.1.1. Dokumen-dokumen yang diserahkan Pemilik Tanah kepada Pemegang sebelum penandatanganan, beserta berita acara penyerahannya. Paket disusun berdasarkan memo paket uji tuntas[2].

Annexed to hak sewa template under 15.1.1. The documents the Landowner hands the Holder before signing, and the record of their handover. The pack is assembled under the due diligence pack memo.

# C1 Daftar isi

Inventory

| # | DOKUMEN | NOMOR DAN TANGGAL | BENTUK | HALAMAN | DITERIMA |
|---|---|---|---|---|---|
| 1 | sertipikat alas hak | HGB No. 00048/ Gesing, 08.02.2023 | salinan tersahkan | [_____] | [_____] |
| 2 | *Surat Ukur* | No. 00086/2002 | salinan tersahkan | [_____] | [_____] |
| 3 | PKKPR | No. 10082310215108014, 09.08.2023 | cetakan dari OSS | [_____] | [_____] |
| 4 | NIB dan KBLI | NIB 2504220016017 | cetakan halaman [[company licences | perizinan perseroan]] | [_____] |
| 5 | akta pendirian dan Anggaran Dasar | Akta Pendirian No. 01, 04.01.2022 | salinan tersahkan | [_____] | [_____] |
| 6 | akta pengangkatan Direktur | No. [_____], [_____] | salinan tersahkan | [_____] | [_____] |
| 7 | PBB | tanda terima untuk [_____] | salinan | [_____] | [_____] |

**1** Hak Sewa — signable template · cyberia.blog/cyber-valley/products/leasehold/hak-sewa-template/

**2** Due diligence pack — memo for the assembler

| # | DOKUMEN | NOMOR DAN TANGGAL | BENTUK | HALAMAN | DITERIMA |
|---|---|---|---|---|---|
| 8 | surat keterangan pendaftaran tanah BPN (bebas beban) | No. [_____], [_____] | asli | [_____] | [_____] |
| 9 | alas hak akses | HGB No. 00047/ Gesing | salinan tersahkan | [_____] | [_____] |
| 10 | alas hak akses | HGB No. 00052/ Gesing | salinan tersahkan | [_____] | [_____] |
| 11 | PKKPR akses | No. 1708231021510 8002, 10.08.2023 | cetakan dari OSS | [_____] | [_____] |

**ENGLISH**

| # | DOCUMENT | NUMBER AND DATE | FORM | PAGES | RECEIVED |
|---|---|---|---|---|---|
| 1 | Title certificate | HGB No. 00048/ Gesing, 08.02.2023 | certified copy | [_____] | [_____] |
| 2 | *Surat Ukur* | No. 00086/2002 | certified copy | [_____] | [_____] |
| 3 | PKKPR | No. 1008231021510 8014, 09.08.2023 | printout from OSS | [_____] | [_____] |
| 4 | NIB and KBLI | NIB 2504220016017 | printout of the company licences page | [_____] | [_____] |
| 5 | deed of establishment and Articles of Association | Akta Pendirian No. 01, 04.01.2022 | certified copy | [_____] | [_____] |
| 6 | deed of the Director's appointment | No. [_____], [_____] | certified copy | [_____] | [_____] |
| 7 | PBB | receipt for [_____] | copy | [_____] | [_____] |

| # | DOCUMENT | NUMBER AND DATE | FORM | PAGES | RECEIVED |
|---|---|---|---|---|---|
| 8 | BPN non-encumbrance search | No. [_____], [_____] | original | [_____] | [_____] |
| 9 | access title | HGB No. 00047/Gesing | certified copy | [_____] | [_____] |
| 10 | access title | HGB No. 00052/Gesing | certified copy | [_____] | [_____] |
| 11 | access PKKPR | No. 1708231021510 8002, 10.08.2023 | printout from OSS | [_____] | [_____] |

## C2 Berita acara penyerahan

Record of handover

| BIDANG | NILAI |
|---|---|
| nomor | [_____] |
| tanggal dan tempat | [_____], [_____] |
| diserahkan oleh | PT CYBER VALLEY ESTATE, melalui [_____] |
| diterima oleh | [_____], Pemegang |
| pernyataan | Pemegang telah menerima dokumen-dokumen yang tercantum dalam C1, dalam bentuk dan jumlah halaman sebagaimana dinyatakan. |

**ENGLISH**

| FIELD | VALUE |
|---|---|
| number | [_____] |
| date and place | [_____], [_____] |
| handed over by | PT CYBER VALLEY ESTATE, by [_____] |
| received by | [_____], the Holder |
| statement | The Holder has received the documents listed in C1, in the form and page count stated. |

| UNTUK PEMILIK TANAH | UNTUK PEMEGANG |
|---|---|
| _____ | _____ |

ENGLISH

| FOR THE LANDOWNER | FOR THE HOLDER |
|---|---|
| _____ | _____ |

## C3 Hari penandatanganan

Signing day

PPAT melakukan pengecekan sertifikat di BPN pada hari penandatanganan, dan hasilnya dinyatakan dalam akta. Pemilik Tanah menjamin bahwa Alas Hak berada dalam keadaan sebagaimana ditunjukkan pengecekan pada saat penandatanganan.

The PPAT performs pengecekan sertifikat at BPN on the day of signing, and the result is recited in the akta. The Landowner warrants that the Title stands as the search shows at the moment of signing.

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| | |
|---|---|
| **DOCUMENT** | HS-C · Annex C — Due Diligence Pack — Lampiran C — Paket Uji Tuntas |
| **EDITION** | template · Bahasa Indonesia · English — naskah Indonesia yang berlaku · the Indone - sian text prevails |
| **LIVING PAGE** | https://cyberia.blog/cyber-valley/legal/annexes/annex-c-due-diligence-pack/ |
| **SOURCES** | annex c due diligence pack.md 0042735ee5539795; annex c due diligence pack.md 9399b8dc8b816dd4 |
| **BUILT** | 22.10.2026 · cve/tools/build_pack.py · WeasyPrint · Play |
| **LANDOWNER** | PT CYBER VALLEY ESTATE · PT PMA · NIB 2504220016017 · NPWP 53.898.326.3-902.000 · Gesing, Banjar, Buleleng, Bali 81152 |

scan for the living page — the version of the day binds; a lease keeps the version it was built under

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