



P U T U S A N

Nomor 311 K/Pdt.Sus-Pailit/2024

DEMI KEADILAN BERDASARKAN KETUHANAN YANG MAHA ESA
MAHKAMAH AGUNG

memeriksa perkara perdata khusus kepailitan (gugatan lain-lain) pada tingkat kasasi telah memutuskan sebagai berikut dalam perkara:

**KOPERASI PEGAWAI DAN PENSIUNAN BULOG
SELURUH INDONESIA ("KOPELINDO")**, diwakili oleh Ketua

Mokhamad Suyamto, S.P., Sekretaris Arwakhudin Widiarso, S.H., dan Bendahara Candra Sumitra, S.E., berkedudukan di Rukan Crown Palace A-10, Jalan Prof. Dr. Soepomo, S.H., Nomor 231, Kelurahan Menteng Dalam, Kecamatan Tebet, Kota Jakarta Selatan, Provinsi DKI Jakarta, dalam hal ini memberi kuasa kepada Rahmadany Firmansyah, S.H., M.Kn. dan kawan, Para Advokat pada *Firmansyah & Co Law Office*, beralamat di Wisma Musi, Jalan Pasar Minggu KM 18, Nomor 37, Kota Jakarta Selatan, Provinsi DKI Jakarta, berdasarkan Surat Kuasa Khusus tanggal 23 Oktober 2023;

Pemohon Kasasi dahulu Pelawan;

t e r h a d a p

TIM KURATOR PT KALMAR JAYA (DALAM PAILIT), yang diangkat berdasarkan Putusan Pengadilan Niaga pada Pengadilan Negeri Jakarta Pusat Nomor 235/Pdt.Sus-PKPU/2022/PN Niaga Jkt. Pst., *juncto* Nomor 30/Pdt.Sus-Pailit/2022/PN Niaga Jkt. Pst., tanggal 26 Januari 2023, yaitu:

- 1. ARDI ANDRIAN, S.H., M.H., C.T.A.,**
- 2. RIZKY PRAMUSTIKO PUTERA, S.H., M.H.,**
- 3. WINDRA RUBEN HUTAGALUNG, S.H.,**
- 4. YENI FATMAWATI, S.H.,**

berkantor di *Wibhisana & Partners Law Firm*, Sovereign Plaza 15th Floor Suite B, Jalan T.B. Simatupang Kaveling 36, Kota Jakarta Selatan, Provinsi DKI Jakarta, dalam hal ini memberi

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kuasa kepada Anselmus B. P. Sitanggang, S.H. dan kawan-kawan, Para Advokat pada Kantor Hukum *Anselmus, Nugraha & Partners*, berkantor di Melia Residence, Jalan Melia Selatan, Blok X-17, Nomor 12, Citra Raya, Tangerang, Provinsi Banten, berdasarkan Surat Kuasa Khusus tanggal 2 November 2023;

Termohon Kasasi dahulu Terlawan;

Mahkamah Agung tersebut;

Membaca surat-surat yang bersangkutan yang merupakan bagian tidak terpisahkan dari putusan ini;

Menimbang, bahwa berdasarkan surat-surat yang bersangkutan yang merupakan bagian tidak terpisahkan dari putusan ini;

Menimbang, bahwa dari surat-surat tersebut ternyata bahwa sekarang Pemohon Kasasi dahulu sebagai Pelawan telah mengajukan gugatan lain-lain di depan persidangan Pengadilan Niaga pada Pengadilan Negeri Jakarta Pusat dan memohon untuk memberikan putusan sebagai berikut pada pokoknya sebagai berikut:

1. Menerima dan mengabulkan gugatan Pelawan untuk seluruhnya;
2. Menyatakan Pengadilan Niaga Pada Pengadilan Negeri Jakarta Pusat berwenang memeriksa dan mengadili perkara gugatan *a quo*;
3. Menyatakan Pelawan adalah Pelawan yang sah dan benar;
4. Menyatakan sah dan mengikat Perjanjian Penyelesaian Utang Nomor 08/PERJ-KPI/V/2019, tanggal 17 Mei 2019;
5. Menyatakan sah dan mengikat Akta Perjanjian Pengikatan Jual Beli (PPJB) Lunas Nomor 19, tanggal 17 Mei 2019, yang dibuat oleh Syarifudin, S.H., Notaris di Kota Tangerang, antara Pelawan dan PT Kalmar Jaya;
6. Menyatakan sah dan mengikat Berita Acara Serah Terima Kunci (BAST) Nomor 44/PERJ-KPI/XII/2019, tanggal 9 Desember 2019;
7. Menyatakan Pelawan adalah pemilik yang sah dan pembeli beriktikad baik terhadap unit-unit sarusun milik Pelawan, sebagai berikut:
 - a. Tower 1 dan Tower 2 Easton Park Serpong;

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
1	010201	De Paris	2	Rubens	47.52	13,908,000	660,908,160
2	010203	De Paris	2	Donatello	21.1	13,908,000	293,458,800
3	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
4	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
5	010209	De Paris	2	Donatello	21.1	13,908,000	293,458,800
6	010211	De Paris	2	Donatello	21.1	13,908,000	293,458,800
7	010215	De Paris	2	Donatello	21.1	13,908,000	293,458,800
8	010216	De Paris	2	Donatello	21.1	13,908,000	293,458,800
9	010217	De Paris	2	Donatello	21.1	13,908,000	293,458,800
10	010218	De Paris	2	Donatello	21.1	13,908,000	293,458,800
11	010601	De Paris	6	Rubens	47.52	13,908,000	660,908,160
12	010605	De Paris	6	Donatello	21.1	13,908,000	293,458,800
13	010606	De Paris	6	Donatello	21.1	13,908,000	293,458,800
14	010616	De Paris	6	Donatello	21.1	13,908,000	293,458,800
15	010619	De Paris	6	Picasso	31.24	13,908,000	434,485,920
16	010620	De Paris	6	Donatello	21.1	13,908,000	293,458,800
17	010901	De Paris	9	Donatello	21.1	13,908,000	293,458,800
18	010905	De Paris	9	Donatello	21.1	13,908,000	293,458,800
19	010909	De Paris	9	Donatello	21.1	13,908,000	293,458,800
20	010912	De Paris	9	Donatello	21.1	13,908,000	293,458,800
21	011103	De Paris	11	Donatello	21.1	13,908,000	293,458,800
22	011106	De Paris	11	Donatello	21.1	13,908,000	293,458,800
23	011115	De Paris	11	Donatello	21.1	13,908,000	293,458,800
24	011116	De Paris	11	Donatello	21.1	13,908,000	293,458,800
25	011117	De Paris	11	Donatello	21.1	13,908,000	293,458,800
26	011118	De Paris	11	Donatello	21.1	13,908,000	293,458,800
27	011122	De Paris	11	Donatello	21.1	13,908,000	293,458,800
28	011603	De Paris	16	Donatello	21.1	13,908,000	293,458,800
29	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
30	011609	De Paris	16	Donatello	21.1	13,908,000	293,458,800
31	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
32	011612	De Paris	16	Donatello	21.1	13,908,000	293,458,800
33	011615	De Paris	16	Donatello	21.1	13,908,000	293,458,800
34	011620	De Paris	16	Donatello	21.1	13,908,000	293,458,800
35	011622	De Paris	16	Donatello	21.1	13,908,000	293,458,800
36	020201	La Marine	2	Donatello	21.1	13,908,000	293,458,800
37	020203	La Marine	2	Donatello	21.1	13,908,000	293,458,800
38	020207	La Marine	2	Donatello	21.1	13,908,000	293,458,800
39	020219	La Marine	2	Donatello	21.1	13,908,000	293,458,800
40	020221	La Marine	2	Rubens	47.52	13,908,000	660,908,160
41	020226	La Marine	2	Michael Angelo	24.1	13,908,000	335,182,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
42	020228	La Marine	2	Donatello	21.1	13,908,000	293,458,800
43	020601	La Marine	6	Donatello	21.1	13,908,000	293,458,800
44	020605	La Marine	6	Donatello	21.1	13,908,000	293,458,800
45	020607	La Marine	6	Donatello	21.1	13,908,000	293,458,800
46	020610	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
47	020619	La Marine	6	Donatello	21.1	13,908,000	293,458,800
48	020621	La Marine	6	Rubens	47.52	13,908,000	660,908,160
49	020622	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
50	020626	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
51	020901	La Marine	9	Donatello	21.1	13,908,000	293,458,800
52	020903	La Marine	9	Donatello	21.1	13,908,000	293,458,800
53	020905	La Marine	9	Donatello	21.1	13,908,000	293,458,800
54	020906	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
55	020907	La Marine	9	Donatello	21.1	13,908,000	293,458,800
56	020917	La Marine	9	Donatello	21.1	13,908,000	293,458,800
57	020919	La Marine	9	Donatello	21.1	13,908,000	293,458,800
58	020922	La Marine	9	Rubens	47.52	13,908,000	660,908,160
59	020928	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
60	021101	La Marine	11	Donatello	21.1	13,908,000	293,458,800
61	021103	La Marine	11	Donatello	21.1	13,908,000	293,458,800
62	021105	La Marine	11	Donatello	21.1	13,908,000	293,458,800
63	021107	La Marine	11	Donatello	21.1	13,908,000	293,458,800
64	021121	La Marine	11	Rubens	47.52	13,908,000	660,908,160
65	021610	La Marine	16	Michael Angelo	24.1	13,908,000	335,182,800
66	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
67	021611	La Marine	16	Donatello	21.1	13,908,000	293,458,800
68	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
69	021601	La Marine	16	Donatello	21.1	13,908,000	293,458,800
70	021603	La Marine	16	Donatello	21.1	13,908,000	293,458,800
71	021605	La Marine	16	Donatello	21.1	13,908,000	293,458,800
72	021607	La Marine	16	Donatello	21.1	13,908,000	293,458,800
TOTAL					1.708,86 m ²		Rp23.766.824.880,00

b. Tower 3 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
1	030101	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
2	030102	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
3	030103	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
4	030105	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
5	030106	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
6	030107	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
7	030108	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
8	030109	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
9	030110	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
10	030111	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
11	030112	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
12	030116	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
13	030302	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
14	030303	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
15	030305	Louvre	3	Donatello	21.1	13,090,000	276,199,000
16	030306	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
17	030307	Louvre	3	Donatello	21.1	13,090,000	276,199,000
18	030308	Louvre	3	Rubens	47.52	13,090,000	622,036,800
19	030309	Louvre	3	Donatello	21.1	13,090,000	276,199,000
20	030310	Louvre	3	Donatello	21.1	13,090,000	276,199,000
21	030311	Louvre	3	Donatello	21.1	13,090,000	276,199,000
22	030312	Louvre	3	Donatello	21.1	13,090,000	276,199,000
23	030315	Louvre	3	Donatello	21.1	13,090,000	276,199,000
24	030316	Louvre	3	Rubens	47.52	13,090,000	622,036,800
25	030317	Louvre	3	Donatello	21.1	13,090,000	276,199,000
26	030318	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
27	030319	Louvre	3	Donatello	21.1	13,090,000	276,199,000
28	030320	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
29	030321	Louvre	3	Donatello	21.1	13,090,000	276,199,000
30	030322	Louvre	3	Donatello	21.1	13,090,000	276,199,000
31	030323	Louvre	3	Donatello	21.1	13,090,000	276,199,000
32	030325	Louvre	3	Donatello	21.1	13,090,000	276,199,000
33	030326	Louvre	3	Picasso	31.24	13,090,000	408,931,600
34	030601	Louvre	6	Rubens	47.52	13,090,000	622,036,800
35	030602	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
36	030603	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
37	030605	Louvre	6	Donatello	21.1	13,090,000	276,199,000
38	030606	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
39	030607	Louvre	6	Donatello	21.1	13,090,000	276,199,000
40	030608	Louvre	6	Rubens	47.52	13,090,000	622,036,800
41	030609	Louvre	6	Donatello	21.1	13,090,000	276,199,000
42	030610	Louvre	6	Donatello	21.1	13,090,000	276,199,000
43	030611	Louvre	6	Donatello	21.1	13,090,000	276,199,000



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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
44	030612	Louvre	6	Donatello	21.1	13,090,000	276,199,000
45	030615	Louvre	6	Donatello	21.1	13,090,000	276,199,000
46	030616	Louvre	6	Rubens	47.52	13,090,000	622,036,800
47	030617	Louvre	6	Donatello	21.1	13,090,000	276,199,000
48	030618	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
49	030619	Louvre	6	Donatello	21.1	13,090,000	276,199,000
50	030620	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
51	030621	Louvre	6	Donatello	21.1	13,090,000	276,199,000
52	030622	Louvre	6	Donatello	21.1	13,090,000	276,199,000
53	030623	Louvre	6	Donatello	21.1	13,090,000	276,199,000
54	030625	Louvre	6	Donatello	21.1	13,090,000	276,199,000
55	030626	Louvre	6	Picasso	31.24	13,090,000	408,931,600
56	030701	Louvre	7	Rubens	47.52	13,090,000	622,036,800
57	030702	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
58	030703	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
59	030705	Louvre	7	Donatello	21.1	13,090,000	276,199,000
60	030706	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
61	030707	Louvre	7	Donatello	21.1	13,090,000	276,199,000
62	030708	Louvre	7	Rubens	47.52	13,090,000	622,036,800
63	030709	Louvre	7	Donatello	21.1	13,090,000	276,199,000
64	030710	Louvre	7	Donatello	21.1	13,090,000	276,199,000
65	030711	Louvre	7	Donatello	21.1	13,090,000	276,199,000
66	030712	Louvre	7	Donatello	21.1	13,090,000	276,199,000
67	030715	Louvre	7	Donatello	21.1	13,090,000	276,199,000
68	030716	Louvre	7	Rubens	47.52	13,090,000	622,036,800
69	030717	Louvre	7	Donatello	21.1	13,090,000	276,199,000
70	030718	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
71	030719	Louvre	7	Donatello	21.1	13,090,000	276,199,000
72	030720	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
73	030721	Louvre	7	Donatello	21.1	13,090,000	276,199,000
74	030722	Louvre	7	Donatello	21.1	13,090,000	276,199,000
75	030723	Louvre	7	Donatello	21.1	13,090,000	276,199,000
76	030725	Louvre	7	Donatello	21.1	13,090,000	276,199,000
77	030726	Louvre	7	Picasso	31.24	13,090,000	408,931,600
78	031001	Louvre	10	Rubens	47.52	13,090,000	622,036,800
79	031002	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
80	031003	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
81	031005	Louvre	10	Picasso	31.24	13,090,000	408,931,600

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
82	031006	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
83	031007	Louvre	10	Picasso	31.24	13,090,000	408,931,600
84	031008	Louvre	10	Rubens	47.52	13,090,000	622,036,800
85	031009	Louvre	10	Donatello	21.1	13,090,000	276,199,000
86	031010	Louvre	10	Donatello	21.1	13,090,000	276,199,000
87	031011	Louvre	10	Donatello	21.1	13,090,000	276,199,000
88	031012	Louvre	10	Donatello	21.1	13,090,000	276,199,000
89	031015	Louvre	10	Donatello	21.1	13,090,000	276,199,000
90	031016	Louvre	10	Rubens	47.52	13,090,000	622,036,800
91	031017	Louvre	10	Donatello	21.1	13,090,000	276,199,000
92	031018	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
93	031019	Louvre	10	Donatello	21.1	13,090,000	276,199,000
94	031020	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
95	031021	Louvre	10	Donatello	21.1	13,090,000	276,199,000
96	031022	Louvre	10	Donatello	21.1	13,090,000	276,199,000
97	031023	Louvre	10	Donatello	21.1	13,090,000	276,199,000
98	031026	Louvre	10	Picasso	31.24	13,090,000	408,931,600
99	031101	Louvre	11	Rubens	47.52	13,090,000	622,036,800
100	031102	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
101	031103	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
102	031105	Louvre	11	Picasso	31.24	13,090,000	408,931,600
103	031106	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
104	031107	Louvre	11	Picasso	31.24	13,090,000	408,931,600
105	031108	Louvre	11	Rubens	47.52	13,090,000	622,036,800
106	031109	Louvre	11	Donatello	21.1	13,090,000	276,199,000
107	031110	Louvre	11	Donatello	21.1	13,090,000	276,199,000
108	031111	Louvre	11	Donatello	21.1	13,090,000	276,199,000
109	031112	Louvre	11	Donatello	21.1	13,090,000	276,199,000
110	031115	Louvre	11	Donatello	21.1	13,090,000	276,199,000
111	031116	Louvre	11	Rubens	47.52	13,090,000	622,036,800
112	031117	Louvre	11	Donatello	21.1	13,090,000	276,199,000
113	031118	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
114	031119	Louvre	11	Donatello	21.1	13,090,000	276,199,000
115	031120	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
116	031121	Louvre	11	Donatello	21.1	13,090,000	276,199,000
117	031122	Louvre	11	Donatello	21.1	13,090,000	276,199,000
118	031123	Louvre	11	Donatello	21.1	13,090,000	276,199,000
119	031126	Louvre	11	Picasso	31.24	13,090,000	408,931,600

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
120	031501	Louvre	15	Rubens	47.52	13,090,000	622,036,800
121	031502	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
122	031503	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
123	031505	Louvre	15	Picasso	31.24	13,090,000	408,931,600
124	031506	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
125	031507	Louvre	15	Picasso	31.24	13,090,000	408,931,600
126	031508	Louvre	15	Rubens	47.52	13,090,000	622,036,800
127	031509	Louvre	15	Donatello	21.1	13,090,000	276,199,000
128	031510	Louvre	15	Donatello	21.1	13,090,000	276,199,000
129	031511	Louvre	15	Donatello	21.1	13,090,000	276,199,000
130	031512	Louvre	15	Donatello	21.1	13,090,000	276,199,000
131	031515	Louvre	15	Donatello	21.1	13,090,000	276,199,000
132	031516	Louvre	15	Rubens	47.52	13,090,000	622,036,800
133	031517	Louvre	15	Donatello	21.1	13,090,000	276,199,000
134	031518	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
135	031519	Louvre	15	Donatello	21.1	13,090,000	276,199,000
136	031520	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
137	031521	Louvre	15	Donatello	21.1	13,090,000	276,199,000
138	031522	Louvre	15	Donatello	21.1	13,090,000	276,199,000
139	031523	Louvre	15	Donatello	21.1	13,090,000	276,199,000
140	031526	Louvre	15	Picasso	31.24	13,090,000	408,931,600
141	031701	Louvre	17	Rubens	47.52	13,090,000	622,036,800
142	031702	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
143	031703	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
144	031705	Louvre	17	Picasso	31.24	13,090,000	408,931,600
145	031706	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
146	031707	Louvre	17	Picasso	31.24	13,090,000	408,931,600
147	031708	Louvre	17	Rubens	47.52	13,090,000	622,036,800
148	031709	Louvre	17	Donatello	21.1	13,090,000	276,199,000
149	031710	Louvre	17	Donatello	21.1	13,090,000	276,199,000
150	031711	Louvre	17	Donatello	21.1	13,090,000	276,199,000
151	031712	Louvre	17	Donatello	21.1	13,090,000	276,199,000
152	031715	Louvre	17	Donatello	21.1	13,090,000	276,199,000
153	031716	Louvre	17	Rubens	47.52	13,090,000	622,036,800
154	031717	Louvre	17	Donatello	21.1	13,090,000	276,199,000
155	031718	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
156	031719	Louvre	17	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
157	031720	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
158	031721	Louvre	17	Donatello	21.1	13,090,000	276,199,000
159	031722	Louvre	17	Donatello	21.1	13,090,000	276,199,000
160	031723	Louvre	17	Donatello	21.1	13,090,000	276,199,000
161	031726	Louvre	17	Picasso	31.24	13,090,000	408,931,600
TOTAL					4.988,04 m ²		Rp65.293.443.600,00

c. Resume:

No	TOWER	JUMLAH UNIT	LUAS	NOMINAL (Rp)
1	Tower 1 dan 2	72	1.708,86	23,766,824,880
2	Tower 3	161	4.988,04	65,293,443,600
	TOTAL	233 UNIT	6.696 M ²	Rp89.060.268.480,00

8. Menyatakan dan memerintahkan kepada Terlawan untuk mengeluarkan/mencoret unit-unit sarusun milik Pelawan dari Pertelaan Daftar Harta Pailit PT Kalmar Jaya (Dalam Pailit), tertanggal 4 Februari 2023, sebagai berikut:

a. Tower 1 dan Tower 2 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
1	010201	De Paris	2	Rubens	47.52	13,908,000	660,908,160
2	010203	De Paris	2	Donatello	21.1	13,908,000	293,458,800
3	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
4	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
5	010209	De Paris	2	Donatello	21.1	13,908,000	293,458,800
6	010211	De Paris	2	Donatello	21.1	13,908,000	293,458,800
7	010215	De Paris	2	Donatello	21.1	13,908,000	293,458,800
8	010216	De Paris	2	Donatello	21.1	13,908,000	293,458,800
9	010217	De Paris	2	Donatello	21.1	13,908,000	293,458,800
10	010218	De Paris	2	Donatello	21.1	13,908,000	293,458,800
11	010601	De Paris	6	Rubens	47.52	13,908,000	660,908,160
12	010605	De Paris	6	Donatello	21.1	13,908,000	293,458,800
13	010606	De Paris	6	Donatello	21.1	13,908,000	293,458,800
14	010616	De Paris	6	Donatello	21.1	13,908,000	293,458,800
15	010619	De Paris	6	Picasso	31.24	13,908,000	434,485,920
16	010620	De Paris	6	Donatello	21.1	13,908,000	293,458,800
17	010901	De Paris	9	Donatello	21.1	13,908,000	293,458,800
18	010905	De Paris	9	Donatello	21.1	13,908,000	293,458,800
19	010909	De Paris	9	Donatello	21.1	13,908,000	293,458,800
20	010912	De Paris	9	Donatello	21.1	13,908,000	293,458,800
21	011103	De Paris	11	Donatello	21.1	13,908,000	293,458,800
22	011106	De Paris	11	Donatello	21.1	13,908,000	293,458,800



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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
23	011115	De Paris	11	Donatello	21.1	13,908,000	293,458,800
24	011116	De Paris	11	Donatello	21.1	13,908,000	293,458,800
25	011117	De Paris	11	Donatello	21.1	13,908,000	293,458,800
26	011118	De Paris	11	Donatello	21.1	13,908,000	293,458,800
27	011122	De Paris	11	Donatello	21.1	13,908,000	293,458,800
28	011603	De Paris	16	Donatello	21.1	13,908,000	293,458,800
29	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
30	011609	De Paris	16	Donatello	21.1	13,908,000	293,458,800
31	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
32	011612	De Paris	16	Donatello	21.1	13,908,000	293,458,800
33	011615	De Paris	16	Donatello	21.1	13,908,000	293,458,800
34	011620	De Paris	16	Donatello	21.1	13,908,000	293,458,800
35	011622	De Paris	16	Donatello	21.1	13,908,000	293,458,800
36	020201	La Marine	2	Donatello	21.1	13,908,000	293,458,800
37	020203	La Marine	2	Donatello	21.1	13,908,000	293,458,800
38	020207	La Marine	2	Donatello	21.1	13,908,000	293,458,800
39	020219	La Marine	2	Donatello	21.1	13,908,000	293,458,800
40	020221	La Marine	2	Rubens	47.52	13,908,000	660,908,160
41	020226	La Marine	2	Michael Angelo	24.1	13,908,000	335,182,800
42	020228	La Marine	2	Donatello	21.1	13,908,000	293,458,800
43	020601	La Marine	6	Donatello	21.1	13,908,000	293,458,800
44	020605	La Marine	6	Donatello	21.1	13,908,000	293,458,800
45	020607	La Marine	6	Donatello	21.1	13,908,000	293,458,800
46	020610	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
47	020619	La Marine	6	Donatello	21.1	13,908,000	293,458,800
48	020621	La Marine	6	Rubens	47.52	13,908,000	660,908,160
49	020622	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
50	020626	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
51	020901	La Marine	9	Donatello	21.1	13,908,000	293,458,800
52	020903	La Marine	9	Donatello	21.1	13,908,000	293,458,800
53	020905	La Marine	9	Donatello	21.1	13,908,000	293,458,800
54	020906	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
55	020907	La Marine	9	Donatello	21.1	13,908,000	293,458,800
56	020917	La Marine	9	Donatello	21.1	13,908,000	293,458,800
57	020919	La Marine	9	Donatello	21.1	13,908,000	293,458,800
58	020922	La Marine	9	Rubens	47.52	13,908,000	660,908,160
59	020928	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
60	021101	La Marine	11	Donatello	21.1	13,908,000	293,458,800
61	021103	La Marine	11	Donatello	21.1	13,908,000	293,458,800
62	021105	La Marine	11	Donatello	21.1	13,908,000	293,458,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
63	021107	La Marine	11	Donatello	21.1	13,908,000	293,458,800
64	021121	La Marine	11	Rubens	47.52	13,908,000	660,908,160
65	021610	La Marine	16	Michael Angelo	24.1	13,908,000	335,182,800
66	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
67	021611	La Marine	16	Donatello	21.1	13,908,000	293,458,800
68	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
69	021601	La Marine	16	Donatello	21.1	13,908,000	293,458,800
70	021603	La Marine	16	Donatello	21.1	13,908,000	293,458,800
71	021605	La Marine	16	Donatello	21.1	13,908,000	293,458,800
72	021607	La Marine	16	Donatello	21.1	13,908,000	293,458,800
TOTAL					1.708,86 m ²		Rp23.766.824.880,00

b. Tower 3 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
1	030101	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
2	030102	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
3	030103	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
4	030105	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
5	030106	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
6	030107	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
7	030108	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
8	030109	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
9	030110	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
10	030111	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
11	030112	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
12	030116	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
13	030302	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
14	030303	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
15	030305	Louvre	3	Donatello	21.1	13,090,000	276,199,000
16	030306	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
17	030307	Louvre	3	Donatello	21.1	13,090,000	276,199,000
18	030308	Louvre	3	Rubens	47.52	13,090,000	622,036,800
19	030309	Louvre	3	Donatello	21.1	13,090,000	276,199,000
20	030310	Louvre	3	Donatello	21.1	13,090,000	276,199,000
21	030311	Louvre	3	Donatello	21.1	13,090,000	276,199,000
22	030312	Louvre	3	Donatello	21.1	13,090,000	276,199,000
23	030315	Louvre	3	Donatello	21.1	13,090,000	276,199,000
24	030316	Louvre	3	Rubens	47.52	13,090,000	622,036,800
25	030317	Louvre	3	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
26	030318	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
27	030319	Louvre	3	Donatello	21.1	13,090,000	276,199,000
28	030320	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
29	030321	Louvre	3	Donatello	21.1	13,090,000	276,199,000
30	030322	Louvre	3	Donatello	21.1	13,090,000	276,199,000
31	030323	Louvre	3	Donatello	21.1	13,090,000	276,199,000
32	030325	Louvre	3	Donatello	21.1	13,090,000	276,199,000
33	030326	Louvre	3	Picasso	31.24	13,090,000	408,931,600
34	030601	Louvre	6	Rubens	47.52	13,090,000	622,036,800
35	030602	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
36	030603	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
37	030605	Louvre	6	Donatello	21.1	13,090,000	276,199,000
38	030606	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
39	030607	Louvre	6	Donatello	21.1	13,090,000	276,199,000
40	030608	Louvre	6	Rubens	47.52	13,090,000	622,036,800
41	030609	Louvre	6	Donatello	21.1	13,090,000	276,199,000
42	030610	Louvre	6	Donatello	21.1	13,090,000	276,199,000
43	030611	Louvre	6	Donatello	21.1	13,090,000	276,199,000
44	030612	Louvre	6	Donatello	21.1	13,090,000	276,199,000
45	030615	Louvre	6	Donatello	21.1	13,090,000	276,199,000
46	030616	Louvre	6	Rubens	47.52	13,090,000	622,036,800
47	030617	Louvre	6	Donatello	21.1	13,090,000	276,199,000
48	030618	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
49	030619	Louvre	6	Donatello	21.1	13,090,000	276,199,000
50	030620	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
51	030621	Louvre	6	Donatello	21.1	13,090,000	276,199,000
52	030622	Louvre	6	Donatello	21.1	13,090,000	276,199,000
53	030623	Louvre	6	Donatello	21.1	13,090,000	276,199,000
54	030625	Louvre	6	Donatello	21.1	13,090,000	276,199,000
55	030626	Louvre	6	Picasso	31.24	13,090,000	408,931,600
56	030701	Louvre	7	Rubens	47.52	13,090,000	622,036,800
57	030702	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
58	030703	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
59	030705	Louvre	7	Donatello	21.1	13,090,000	276,199,000
60	030706	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
61	030707	Louvre	7	Donatello	21.1	13,090,000	276,199,000
62	030708	Louvre	7	Rubens	47.52	13,090,000	622,036,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
63	030709	Louvre	7	Donatello	21.1	13,090,000	276,199,000
64	030710	Louvre	7	Donatello	21.1	13,090,000	276,199,000
65	030711	Louvre	7	Donatello	21.1	13,090,000	276,199,000
66	030712	Louvre	7	Donatello	21.1	13,090,000	276,199,000
67	030715	Louvre	7	Donatello	21.1	13,090,000	276,199,000
68	030716	Louvre	7	Rubens	47.52	13,090,000	622,036,800
69	030717	Louvre	7	Donatello	21.1	13,090,000	276,199,000
70	030718	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
71	030719	Louvre	7	Donatello	21.1	13,090,000	276,199,000
72	030720	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
73	030721	Louvre	7	Donatello	21.1	13,090,000	276,199,000
74	030722	Louvre	7	Donatello	21.1	13,090,000	276,199,000
75	030723	Louvre	7	Donatello	21.1	13,090,000	276,199,000
76	030725	Louvre	7	Donatello	21.1	13,090,000	276,199,000
77	030726	Louvre	7	Picasso	31.24	13,090,000	408,931,600
78	031001	Louvre	10	Rubens	47.52	13,090,000	622,036,800
79	031002	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
80	031003	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
81	031005	Louvre	10	Picasso	31.24	13,090,000	408,931,600
82	031006	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
83	031007	Louvre	10	Picasso	31.24	13,090,000	408,931,600
84	031008	Louvre	10	Rubens	47.52	13,090,000	622,036,800
85	031009	Louvre	10	Donatello	21.1	13,090,000	276,199,000
86	031010	Louvre	10	Donatello	21.1	13,090,000	276,199,000
87	031011	Louvre	10	Donatello	21.1	13,090,000	276,199,000
88	031012	Louvre	10	Donatello	21.1	13,090,000	276,199,000
89	031015	Louvre	10	Donatello	21.1	13,090,000	276,199,000
90	031016	Louvre	10	Rubens	47.52	13,090,000	622,036,800
91	031017	Louvre	10	Donatello	21.1	13,090,000	276,199,000
92	031018	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
93	031019	Louvre	10	Donatello	21.1	13,090,000	276,199,000
94	031020	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
95	031021	Louvre	10	Donatello	21.1	13,090,000	276,199,000
96	031022	Louvre	10	Donatello	21.1	13,090,000	276,199,000
97	031023	Louvre	10	Donatello	21.1	13,090,000	276,199,000
98	031026	Louvre	10	Picasso	31.24	13,090,000	408,931,600
99	031101	Louvre	11	Rubens	47.52	13,090,000	622,036,800
100	031102	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
101	031103	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
102	031105	Louvre	11	Picasso	31.24	13,090,000	408,931,600
103	031106	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
104	031107	Louvre	11	Picasso	31.24	13,090,000	408,931,600
105	031108	Louvre	11	Rubens	47.52	13,090,000	622,036,800
106	031109	Louvre	11	Donatello	21.1	13,090,000	276,199,000
107	031110	Louvre	11	Donatello	21.1	13,090,000	276,199,000
108	031111	Louvre	11	Donatello	21.1	13,090,000	276,199,000
109	031112	Louvre	11	Donatello	21.1	13,090,000	276,199,000
110	031115	Louvre	11	Donatello	21.1	13,090,000	276,199,000
111	031116	Louvre	11	Rubens	47.52	13,090,000	622,036,800
112	031117	Louvre	11	Donatello	21.1	13,090,000	276,199,000
113	031118	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
114	031119	Louvre	11	Donatello	21.1	13,090,000	276,199,000
115	031120	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
116	031121	Louvre	11	Donatello	21.1	13,090,000	276,199,000
117	031122	Louvre	11	Donatello	21.1	13,090,000	276,199,000
118	031123	Louvre	11	Donatello	21.1	13,090,000	276,199,000
119	031126	Louvre	11	Picasso	31.24	13,090,000	408,931,600
120	031501	Louvre	15	Rubens	47.52	13,090,000	622,036,800
121	031502	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
122	031503	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
123	031505	Louvre	15	Picasso	31.24	13,090,000	408,931,600
124	031506	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
125	031507	Louvre	15	Picasso	31.24	13,090,000	408,931,600
126	031508	Louvre	15	Rubens	47.52	13,090,000	622,036,800
127	031509	Louvre	15	Donatello	21.1	13,090,000	276,199,000
128	031510	Louvre	15	Donatello	21.1	13,090,000	276,199,000
129	031511	Louvre	15	Donatello	21.1	13,090,000	276,199,000
130	031512	Louvre	15	Donatello	21.1	13,090,000	276,199,000
131	031515	Louvre	15	Donatello	21.1	13,090,000	276,199,000
132	031516	Louvre	15	Rubens	47.52	13,090,000	622,036,800
133	031517	Louvre	15	Donatello	21.1	13,090,000	276,199,000
134	031518	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
135	031519	Louvre	15	Donatello	21.1	13,090,000	276,199,000
136	031520	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
137	031521	Louvre	15	Donatello	21.1	13,090,000	276,199,000
138	031522	Louvre	15	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
139	031523	Louvre	15	Donatello	21.1	13,090,000	276,199,000
140	031526	Louvre	15	Picasso	31.24	13,090,000	408,931,600
141	031701	Louvre	17	Rubens	47.52	13,090,000	622,036,800
142	031702	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
143	031703	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
144	031705	Louvre	17	Picasso	31.24	13,090,000	408,931,600
145	031706	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
146	031707	Louvre	17	Picasso	31.24	13,090,000	408,931,600
147	031708	Louvre	17	Rubens	47.52	13,090,000	622,036,800
148	031709	Louvre	17	Donatello	21.1	13,090,000	276,199,000
149	031710	Louvre	17	Donatello	21.1	13,090,000	276,199,000
150	031711	Louvre	17	Donatello	21.1	13,090,000	276,199,000
151	031712	Louvre	17	Donatello	21.1	13,090,000	276,199,000
152	031715	Louvre	17	Donatello	21.1	13,090,000	276,199,000
153	031716	Louvre	17	Rubens	47.52	13,090,000	622,036,800
154	031717	Louvre	17	Donatello	21.1	13,090,000	276,199,000
155	031718	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
156	031719	Louvre	17	Donatello	21.1	13,090,000	276,199,000
157	031720	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
158	031721	Louvre	17	Donatello	21.1	13,090,000	276,199,000
159	031722	Louvre	17	Donatello	21.1	13,090,000	276,199,000
160	031723	Louvre	17	Donatello	21.1	13,090,000	276,199,000
161	031726	Louvre	17	Picasso	31.24	13,090,000	408,931,600
TOTAL					4.988,04 m ²		Rp65.293.443.600,00

c. Resume:

No	TOWER	JUMLAH UNIT	LUAS	NOMINAL (Rp)
1	Tower 1 dan 2	72	1.708,86	23,766,824,880
2	Tower 3	161	4.988,04	65,293,443,600
	TOTAL	233 UNIT	6.696 M ²	Rp89.060.268.480,00

9. Menyatakan Akta Perjanjian Pengikatan Jual Beli (PPJB) Lunas Nomor 19, tanggal 17 Mei 2019, yang dibuat oleh Syarifudin, S.H., Notaris di Kota Tangerang, antara Kopelindo (Pelawan) dan PT Kalmar Jaya (Dalam Pailit) dilanjutkan dan wajib dilaksanakan oleh Kurator (Terlawan) PT Kalmar Jaya (Dalam Pailit), pihak-pihak terkait dan seluruh instansi-instansi (baik pemerintah maupun swasta) sampai dengan penandatanganan akta jual beli dan terbit sertifikat hak milik satuan rumah susun atas unit-unit sarusun milik Pelawan menjadi atas nama Pelawan;

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10. Memerintahkan Terlawan untuk menanggukhan Putusan Pernyataan Pailit Nomor 235/Pdt.Sus-PKPU/2022/PN Niaga Jkt. Pst., *juncto* Nomor 30/Pdt.Sus.Pailit/2022/PN Niaga Jkt. Pst., tertanggal 26 Januari 2023, sampai dengan upaya perlawanan ini memperoleh putusan yang berkekuatan hukum tetap;
11. Menyatakan dibatalkan Pertelaan (Daftar) Aset Sementara atas Harta Pailit PT Kalmar Jaya (Dalam Pailit) tertanggal 4 Februari 2023;
12. Menyatakan putusan atas gugatan *a quo* ini dapat dijalankan terlebih dahulu meskipun terdapat upaya hukum terhadap putusan tersebut (*uitvoerbaar bij voorraad*);
13. Membebaskan biaya perkara yang muncul dalam perkara ini kepada Terlawan;

Apabila Yang Mulia Ketua Pengadilan Niaga pada Pengadilan Negeri Jakarta Pusat c.q. Yang Mulia Majelis Hakim Yang Terhormat yang memeriksa dan mengadili perkara ini berpendapat lain, kami Pelawan mohon putusan yang seadil-adilnya (*ex aequo et bono*);

Menimbang, bahwa terhadap permohonan pernyataan pailit tersebut, Terlawan mengajukan eksepsi yang pada pokoknya sebagai berikut:

1. Eksepsi diskualifikasi;
2. Eksepsi *plurium litis consortium*;
3. Eksepsi *obscuur libel*;

Bahwa terhadap gugatan lain-lain tersebut Pengadilan Niaga pada Pengadilan Negeri Jakarta Pusat dengan Putusan Nomor 17/Pdt.Sus-Gugatan Lain-Lain/2023/PN Niaga Jkt. Pst., tanggal 19 Oktober 2023, yang amarnya sebagai berikut:

Dalam Eksepsi:

- Menolak seluruh eksepsi dari Terlawan;

Dalam Pokok Perkara:

1. Menolak gugatan dari Pelawan untuk seluruhnya;
2. Membebaskan biaya perkara ini kepada Pelawan sebesar Rp1.990.000,00 (satu juta sembilan ratus sembilan puluh ribu rupiah);

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Menimbang, bahwa sesudah putusan Pengadilan Niaga pada Pengadilan Negeri Jakarta Pusat tersebut diucapkan dengan dihadiri oleh Kuasa Pelawan dan Kuasa Terlawan pada tanggal 19 Oktober 2023, terhadap putusan tersebut Pelawan melalui kuasanya berdasarkan Surat Kuasa Khusus tanggal 23 Oktober 2023, mengajukan permohonan kasasi pada tanggal 26 Oktober 2023, sebagaimana ternyata dari Akta Permohonan Kasasi Nomor 73/Kas/Pdt.Sus-Pailit/2023/PN Niaga Jkt. Pst., *juncto* Nomor 17/Pdt.Sus-Gugatan Lain-lain/2023/PN Niaga Jkt. Pst., yang dibuat oleh Panitera Pengadilan Niaga pada Pengadilan Negeri Jakarta Pusat, permohonan tersebut disertai dengan memori kasasi yang diterima di Kepaniteraan Pengadilan Niaga pada Pengadilan Negeri Jakarta Pusat pada tanggal 26 Oktober 2023;

Menimbang, bahwa permohonan kasasi *a quo* beserta alasan-alasannya telah diberitahukan kepada pihak lawan dengan saksama, diajukan dalam tenggang waktu dan dengan cara yang ditentukan dalam undang-undang, oleh karena itu permohonan kasasi tersebut secara formal dapat diterima;

Menimbang, bahwa berdasarkan memori kasasi yang diterima tanggal 26 Oktober 2023, yang merupakan bagian tidak terpisahkan dari putusan ini, Pemohon Kasasi meminta agar:

1. Menerima dan mengabulkan permohonan kasasi dari Pemohon Kasasi (dahulu Pelawan);
2. Menerima dan mengabulkan memori kasasi dari Pemohon Kasasi (dahulu Pelawan) untuk seluruhnya;
3. Menyatakan Pemohon Kasasi (dahulu Pelawan) adalah Pelawan yang sah dan benar;
4. Menyatakan sah dan mengikat Perjanjian Penyelesaian Utang Nomor 08/PERJ-KPI/V/2019, tanggal 17 Mei 2019;
5. Menyatakan sah dan mengikat Akta Perjanjian Pengikatan Jual Beli (PPJB) Lunas Nomor 19, tanggal 17 Mei 2019, yang dibuat oleh Syarifudin, S.H., Notaris di Kota Tangerang, antara Pemohon Kasasi (dahulu Pelawan) dan PT Kalmar Jaya;

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6. Menyatakan sah dan mengikat Berita Acara Serah Terima Kunci (BAST) Nomor 44/PERJ-KPI/XII/2019, tanggal 9 Desember 2019;
7. Menyatakan Pemohon Kasasi (dahulu Pelawan) adalah pemilik yang sah dan pembeli beriktikad baik terhadap 233 (dua ratus tiga puluh tiga) unit-unit satuan rumah susun Easton Park Serpong, sebagai berikut:
 - a. Tower 1 dan Tower 2 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
1	010201	De Paris	2	Rubens	47.52	13,908,000	660,908,160
2	010203	De Paris	2	Donatello	21.1	13,908,000	293,458,800
3	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
4	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
5	010209	De Paris	2	Donatello	21.1	13,908,000	293,458,800
6	010211	De Paris	2	Donatello	21.1	13,908,000	293,458,800
7	010215	De Paris	2	Donatello	21.1	13,908,000	293,458,800
8	010216	De Paris	2	Donatello	21.1	13,908,000	293,458,800
9	010217	De Paris	2	Donatello	21.1	13,908,000	293,458,800
10	010218	De Paris	2	Donatello	21.1	13,908,000	293,458,800
11	010601	De Paris	6	Rubens	47.52	13,908,000	660,908,160
12	010605	De Paris	6	Donatello	21.1	13,908,000	293,458,800
13	010606	De Paris	6	Donatello	21.1	13,908,000	293,458,800
14	010616	De Paris	6	Donatello	21.1	13,908,000	293,458,800
15	010619	De Paris	6	Picasso	31.24	13,908,000	434,485,920
16	010620	De Paris	6	Donatello	21.1	13,908,000	293,458,800
17	010901	De Paris	9	Donatello	21.1	13,908,000	293,458,800
18	010905	De Paris	9	Donatello	21.1	13,908,000	293,458,800
19	010909	De Paris	9	Donatello	21.1	13,908,000	293,458,800
20	010912	De Paris	9	Donatello	21.1	13,908,000	293,458,800
21	011103	De Paris	11	Donatello	21.1	13,908,000	293,458,800
22	011106	De Paris	11	Donatello	21.1	13,908,000	293,458,800
23	011115	De Paris	11	Donatello	21.1	13,908,000	293,458,800
24	011116	De Paris	11	Donatello	21.1	13,908,000	293,458,800
25	011117	De Paris	11	Donatello	21.1	13,908,000	293,458,800
26	011118	De Paris	11	Donatello	21.1	13,908,000	293,458,800
27	011122	De Paris	11	Donatello	21.1	13,908,000	293,458,800
28	011603	De Paris	16	Donatello	21.1	13,908,000	293,458,800
29	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
30	011609	De Paris	16	Donatello	21.1	13,908,000	293,458,800
31	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
32	011612	De Paris	16	Donatello	21.1	13,908,000	293,458,800
33	011615	De Paris	16	Donatello	21.1	13,908,000	293,458,800
34	011620	De Paris	16	Donatello	21.1	13,908,000	293,458,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
35	011622	De Paris	16	Donatello	21.1	13,908,000	293,458,800
36	020201	La Marine	2	Donatello	21.1	13,908,000	293,458,800
37	020203	La Marine	2	Donatello	21.1	13,908,000	293,458,800
38	020207	La Marine	2	Donatello	21.1	13,908,000	293,458,800
39	020219	La Marine	2	Donatello	21.1	13,908,000	293,458,800
40	020221	La Marine	2	Rubens	47.52	13,908,000	660,908,160
41	020226	La Marine	2	Michael Angelo	24.1	13,908,000	335,182,800
42	020228	La Marine	2	Donatello	21.1	13,908,000	293,458,800
43	020601	La Marine	6	Donatello	21.1	13,908,000	293,458,800
44	020605	La Marine	6	Donatello	21.1	13,908,000	293,458,800
45	020607	La Marine	6	Donatello	21.1	13,908,000	293,458,800
46	020610	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
47	020619	La Marine	6	Donatello	21.1	13,908,000	293,458,800
48	020621	La Marine	6	Rubens	47.52	13,908,000	660,908,160
49	020622	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
50	020626	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
51	020901	La Marine	9	Donatello	21.1	13,908,000	293,458,800
52	020903	La Marine	9	Donatello	21.1	13,908,000	293,458,800
53	020905	La Marine	9	Donatello	21.1	13,908,000	293,458,800
54	020906	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
55	020907	La Marine	9	Donatello	21.1	13,908,000	293,458,800
56	020917	La Marine	9	Donatello	21.1	13,908,000	293,458,800
57	020919	La Marine	9	Donatello	21.1	13,908,000	293,458,800
58	020922	La Marine	9	Rubens	47.52	13,908,000	660,908,160
59	020928	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
60	021101	La Marine	11	Donatello	21.1	13,908,000	293,458,800
61	021103	La Marine	11	Donatello	21.1	13,908,000	293,458,800
62	021105	La Marine	11	Donatello	21.1	13,908,000	293,458,800
63	021107	La Marine	11	Donatello	21.1	13,908,000	293,458,800
64	021121	La Marine	11	Rubens	47.52	13,908,000	660,908,160
65	021610	La Marine	16	Michael Angelo	24.1	13,908,000	335,182,800
66	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
67	021611	La Marine	16	Donatello	21.1	13,908,000	293,458,800
68	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
69	021601	La Marine	16	Donatello	21.1	13,908,000	293,458,800
70	021603	La Marine	16	Donatello	21.1	13,908,000	293,458,800
71	021605	La Marine	16	Donatello	21.1	13,908,000	293,458,800
72	021607	La Marine	16	Donatello	21.1	13,908,000	293,458,800
TOTAL					1.708,86 m ²		Rp23.766.824.880,00



b. Tower 3 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
1	030101	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
2	030102	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
3	030103	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
4	030105	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
5	030106	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
6	030107	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
7	030108	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
8	030109	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
9	030110	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
10	030111	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
11	030112	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
12	030116	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
13	030302	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
14	030303	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
15	030305	Louvre	3	Donatello	21.1	13,090,000	276,199,000
16	030306	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
17	030307	Louvre	3	Donatello	21.1	13,090,000	276,199,000
18	030308	Louvre	3	Rubens	47.52	13,090,000	622,036,800
19	030309	Louvre	3	Donatello	21.1	13,090,000	276,199,000
20	030310	Louvre	3	Donatello	21.1	13,090,000	276,199,000
21	030311	Louvre	3	Donatello	21.1	13,090,000	276,199,000
22	030312	Louvre	3	Donatello	21.1	13,090,000	276,199,000
23	030315	Louvre	3	Donatello	21.1	13,090,000	276,199,000
24	030316	Louvre	3	Rubens	47.52	13,090,000	622,036,800
25	030317	Louvre	3	Donatello	21.1	13,090,000	276,199,000
26	030318	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
27	030319	Louvre	3	Donatello	21.1	13,090,000	276,199,000
28	030320	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
29	030321	Louvre	3	Donatello	21.1	13,090,000	276,199,000
30	030322	Louvre	3	Donatello	21.1	13,090,000	276,199,000
31	030323	Louvre	3	Donatello	21.1	13,090,000	276,199,000
32	030325	Louvre	3	Donatello	21.1	13,090,000	276,199,000
33	030326	Louvre	3	Picasso	31.24	13,090,000	408,931,600
34	030601	Louvre	6	Rubens	47.52	13,090,000	622,036,800
35	030602	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
36	030603	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
37	030605	Louvre	6	Donatello	21.1	13,090,000	276,199,000



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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
38	030606	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
39	030607	Louvre	6	Donatello	21.1	13,090,000	276,199,000
40	030608	Louvre	6	Rubens	47.52	13,090,000	622,036,800
41	030609	Louvre	6	Donatello	21.1	13,090,000	276,199,000
42	030610	Louvre	6	Donatello	21.1	13,090,000	276,199,000
43	030611	Louvre	6	Donatello	21.1	13,090,000	276,199,000
44	030612	Louvre	6	Donatello	21.1	13,090,000	276,199,000
45	030615	Louvre	6	Donatello	21.1	13,090,000	276,199,000
46	030616	Louvre	6	Rubens	47.52	13,090,000	622,036,800
47	030617	Louvre	6	Donatello	21.1	13,090,000	276,199,000
48	030618	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
49	030619	Louvre	6	Donatello	21.1	13,090,000	276,199,000
50	030620	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
51	030621	Louvre	6	Donatello	21.1	13,090,000	276,199,000
52	030622	Louvre	6	Donatello	21.1	13,090,000	276,199,000
53	030623	Louvre	6	Donatello	21.1	13,090,000	276,199,000
54	030625	Louvre	6	Donatello	21.1	13,090,000	276,199,000
55	030626	Louvre	6	Picasso	31.24	13,090,000	408,931,600
56	030701	Louvre	7	Rubens	47.52	13,090,000	622,036,800
57	030702	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
58	030703	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
59	030705	Louvre	7	Donatello	21.1	13,090,000	276,199,000
60	030706	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
61	030707	Louvre	7	Donatello	21.1	13,090,000	276,199,000
62	030708	Louvre	7	Rubens	47.52	13,090,000	622,036,800
63	030709	Louvre	7	Donatello	21.1	13,090,000	276,199,000
64	030710	Louvre	7	Donatello	21.1	13,090,000	276,199,000
65	030711	Louvre	7	Donatello	21.1	13,090,000	276,199,000
66	030712	Louvre	7	Donatello	21.1	13,090,000	276,199,000
67	030715	Louvre	7	Donatello	21.1	13,090,000	276,199,000
68	030716	Louvre	7	Rubens	47.52	13,090,000	622,036,800
69	030717	Louvre	7	Donatello	21.1	13,090,000	276,199,000
70	030718	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
71	030719	Louvre	7	Donatello	21.1	13,090,000	276,199,000
72	030720	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
73	030721	Louvre	7	Donatello	21.1	13,090,000	276,199,000
74	030722	Louvre	7	Donatello	21.1	13,090,000	276,199,000
75	030723	Louvre	7	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
76	030725	Louvre	7	Donatello	21.1	13,090,000	276,199,000
77	030726	Louvre	7	Picasso	31.24	13,090,000	408,931,600
78	031001	Louvre	10	Rubens	47.52	13,090,000	622,036,800
79	031002	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
80	031003	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
81	031005	Louvre	10	Picasso	31.24	13,090,000	408,931,600
82	031006	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
83	031007	Louvre	10	Picasso	31.24	13,090,000	408,931,600
84	031008	Louvre	10	Rubens	47.52	13,090,000	622,036,800
85	031009	Louvre	10	Donatello	21.1	13,090,000	276,199,000
86	031010	Louvre	10	Donatello	21.1	13,090,000	276,199,000
87	031011	Louvre	10	Donatello	21.1	13,090,000	276,199,000
88	031012	Louvre	10	Donatello	21.1	13,090,000	276,199,000
89	031015	Louvre	10	Donatello	21.1	13,090,000	276,199,000
90	031016	Louvre	10	Rubens	47.52	13,090,000	622,036,800
91	031017	Louvre	10	Donatello	21.1	13,090,000	276,199,000
92	031018	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
93	031019	Louvre	10	Donatello	21.1	13,090,000	276,199,000
94	031020	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
95	031021	Louvre	10	Donatello	21.1	13,090,000	276,199,000
96	031022	Louvre	10	Donatello	21.1	13,090,000	276,199,000
97	031023	Louvre	10	Donatello	21.1	13,090,000	276,199,000
98	031026	Louvre	10	Picasso	31.24	13,090,000	408,931,600
99	031101	Louvre	11	Rubens	47.52	13,090,000	622,036,800
100	031102	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
101	031103	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
102	031105	Louvre	11	Picasso	31.24	13,090,000	408,931,600
103	031106	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
104	031107	Louvre	11	Picasso	31.24	13,090,000	408,931,600
105	031108	Louvre	11	Rubens	47.52	13,090,000	622,036,800
106	031109	Louvre	11	Donatello	21.1	13,090,000	276,199,000
107	031110	Louvre	11	Donatello	21.1	13,090,000	276,199,000
108	031111	Louvre	11	Donatello	21.1	13,090,000	276,199,000
109	031112	Louvre	11	Donatello	21.1	13,090,000	276,199,000
110	031115	Louvre	11	Donatello	21.1	13,090,000	276,199,000
111	031116	Louvre	11	Rubens	47.52	13,090,000	622,036,800
112	031117	Louvre	11	Donatello	21.1	13,090,000	276,199,000
113	031118	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
114	031119	Louvre	11	Donatello	21.1	13,090,000	276,199,000
115	031120	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
116	031121	Louvre	11	Donatello	21.1	13,090,000	276,199,000
117	031122	Louvre	11	Donatello	21.1	13,090,000	276,199,000
118	031123	Louvre	11	Donatello	21.1	13,090,000	276,199,000
119	031126	Louvre	11	Picasso	31.24	13,090,000	408,931,600
120	031501	Louvre	15	Rubens	47.52	13,090,000	622,036,800
121	031502	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
122	031503	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
123	031505	Louvre	15	Picasso	31.24	13,090,000	408,931,600
124	031506	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
125	031507	Louvre	15	Picasso	31.24	13,090,000	408,931,600
126	031508	Louvre	15	Rubens	47.52	13,090,000	622,036,800
127	031509	Louvre	15	Donatello	21.1	13,090,000	276,199,000
128	031510	Louvre	15	Donatello	21.1	13,090,000	276,199,000
129	031511	Louvre	15	Donatello	21.1	13,090,000	276,199,000
130	031512	Louvre	15	Donatello	21.1	13,090,000	276,199,000
131	031515	Louvre	15	Donatello	21.1	13,090,000	276,199,000
132	031516	Louvre	15	Rubens	47.52	13,090,000	622,036,800
133	031517	Louvre	15	Donatello	21.1	13,090,000	276,199,000
134	031518	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
135	031519	Louvre	15	Donatello	21.1	13,090,000	276,199,000
136	031520	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
137	031521	Louvre	15	Donatello	21.1	13,090,000	276,199,000
138	031522	Louvre	15	Donatello	21.1	13,090,000	276,199,000
139	031523	Louvre	15	Donatello	21.1	13,090,000	276,199,000
140	031526	Louvre	15	Picasso	31.24	13,090,000	408,931,600
141	031701	Louvre	17	Rubens	47.52	13,090,000	622,036,800
142	031702	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
143	031703	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
144	031705	Louvre	17	Picasso	31.24	13,090,000	408,931,600
145	031706	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
146	031707	Louvre	17	Picasso	31.24	13,090,000	408,931,600
147	031708	Louvre	17	Rubens	47.52	13,090,000	622,036,800
148	031709	Louvre	17	Donatello	21.1	13,090,000	276,199,000
149	031710	Louvre	17	Donatello	21.1	13,090,000	276,199,000
150	031711	Louvre	17	Donatello	21.1	13,090,000	276,199,000
151	031712	Louvre	17	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
152	031715	Louvre	17	Donatello	21.1	13,090,000	276,199,000
153	031716	Louvre	17	Rubens	47.52	13,090,000	622,036,800
154	031717	Louvre	17	Donatello	21.1	13,090,000	276,199,000
155	031718	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
156	031719	Louvre	17	Donatello	21.1	13,090,000	276,199,000
157	031720	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
158	031721	Louvre	17	Donatello	21.1	13,090,000	276,199,000
159	031722	Louvre	17	Donatello	21.1	13,090,000	276,199,000
160	031723	Louvre	17	Donatello	21.1	13,090,000	276,199,000
161	031726	Louvre	17	Picasso	31.24	13,090,000	408,931,600
TOTAL					4.988,04 m ²		Rp65.293.443.600,00

c. Resume:

No	TOWER	JUMLAH UNIT	LUAS	NOMINAL (Rp)
1	Tower 1 dan 2	72	1.708,86	23,766,824,880
2	Tower 3	161	4.988,04	65,293,443,600
	TOTAL	233 UNIT	6.696 M ²	Rp89.060.268.480,00

8. Menyatakan dan memerintahkan kepada Termohon Kasasi (dahulu Terlawan) untuk mengeluarkan/mencoret 233 unit-unit satuan rumah susun Easton Park Serpong milik Pemohon Kasasi (dahulu Pelawan) dari Pertelaan Daftar Harta Pailit PT Kalmar Jaya (Dalam Pailit), tertanggal 4 Februari 2023, sebagai berikut:

a. Tower 1 dan Tower 2 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
1	010201	De Paris	2	Rubens	47.52	13,908,000	660,908,160
2	010203	De Paris	2	Donatello	21.1	13,908,000	293,458,800
3	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
4	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
5	010209	De Paris	2	Donatello	21.1	13,908,000	293,458,800
6	010211	De Paris	2	Donatello	21.1	13,908,000	293,458,800
7	010215	De Paris	2	Donatello	21.1	13,908,000	293,458,800
8	010216	De Paris	2	Donatello	21.1	13,908,000	293,458,800
9	010217	De Paris	2	Donatello	21.1	13,908,000	293,458,800
10	010218	De Paris	2	Donatello	21.1	13,908,000	293,458,800
11	010601	De Paris	6	Rubens	47.52	13,908,000	660,908,160
12	010605	De Paris	6	Donatello	21.1	13,908,000	293,458,800
13	010606	De Paris	6	Donatello	21.1	13,908,000	293,458,800
14	010616	De Paris	6	Donatello	21.1	13,908,000	293,458,800
15	010619	De Paris	6	Picasso	31.24	13,908,000	434,485,920



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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
16	010620	De Paris	6	Donatello	21.1	13,908,000	293,458,800
17	010901	De Paris	9	Donatello	21.1	13,908,000	293,458,800
18	010905	De Paris	9	Donatello	21.1	13,908,000	293,458,800
19	010909	De Paris	9	Donatello	21.1	13,908,000	293,458,800
20	010912	De Paris	9	Donatello	21.1	13,908,000	293,458,800
21	011103	De Paris	11	Donatello	21.1	13,908,000	293,458,800
22	011106	De Paris	11	Donatello	21.1	13,908,000	293,458,800
23	011115	De Paris	11	Donatello	21.1	13,908,000	293,458,800
24	011116	De Paris	11	Donatello	21.1	13,908,000	293,458,800
25	011117	De Paris	11	Donatello	21.1	13,908,000	293,458,800
26	011118	De Paris	11	Donatello	21.1	13,908,000	293,458,800
27	011122	De Paris	11	Donatello	21.1	13,908,000	293,458,800
28	011603	De Paris	16	Donatello	21.1	13,908,000	293,458,800
29	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
30	011609	De Paris	16	Donatello	21.1	13,908,000	293,458,800
31	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
32	011612	De Paris	16	Donatello	21.1	13,908,000	293,458,800
33	011615	De Paris	16	Donatello	21.1	13,908,000	293,458,800
34	011620	De Paris	16	Donatello	21.1	13,908,000	293,458,800
35	011622	De Paris	16	Donatello	21.1	13,908,000	293,458,800
36	020201	La Marine	2	Donatello	21.1	13,908,000	293,458,800
37	020203	La Marine	2	Donatello	21.1	13,908,000	293,458,800
38	020207	La Marine	2	Donatello	21.1	13,908,000	293,458,800
39	020219	La Marine	2	Donatello	21.1	13,908,000	293,458,800
40	020221	La Marine	2	Rubens	47.52	13,908,000	660,908,160
41	020226	La Marine	2	Michael Angelo	24.1	13,908,000	335,182,800
42	020228	La Marine	2	Donatello	21.1	13,908,000	293,458,800
43	020601	La Marine	6	Donatello	21.1	13,908,000	293,458,800
44	020605	La Marine	6	Donatello	21.1	13,908,000	293,458,800
45	020607	La Marine	6	Donatello	21.1	13,908,000	293,458,800
46	020610	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
47	020619	La Marine	6	Donatello	21.1	13,908,000	293,458,800
48	020621	La Marine	6	Rubens	47.52	13,908,000	660,908,160
49	020622	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
50	020626	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
51	020901	La Marine	9	Donatello	21.1	13,908,000	293,458,800
52	020903	La Marine	9	Donatello	21.1	13,908,000	293,458,800
53	020905	La Marine	9	Donatello	21.1	13,908,000	293,458,800
54	020906	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
55	020907	La Marine	9	Donatello	21.1	13,908,000	293,458,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
56	020917	La Marine	9	Donatello	21.1	13,908,000	293,458,800
57	020919	La Marine	9	Donatello	21.1	13,908,000	293,458,800
58	020922	La Marine	9	Rubens	47.52	13,908,000	660,908,160
59	020928	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
60	021101	La Marine	11	Donatello	21.1	13,908,000	293,458,800
61	021103	La Marine	11	Donatello	21.1	13,908,000	293,458,800
62	021105	La Marine	11	Donatello	21.1	13,908,000	293,458,800
63	021107	La Marine	11	Donatello	21.1	13,908,000	293,458,800
64	021121	La Marine	11	Rubens	47.52	13,908,000	660,908,160
65	021610	La Marine	16	Michael Angelo	24.1	13,908,000	335,182,800
66	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
67	021611	La Marine	16	Donatello	21.1	13,908,000	293,458,800
68	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
69	021601	La Marine	16	Donatello	21.1	13,908,000	293,458,800
70	021603	La Marine	16	Donatello	21.1	13,908,000	293,458,800
71	021605	La Marine	16	Donatello	21.1	13,908,000	293,458,800
72	021607	La Marine	16	Donatello	21.1	13,908,000	293,458,800
TOTAL					1,708,86 m ²		Rp23.766.824.880,00

b. Tower 3 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
1	030101	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
2	030102	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
3	030103	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
4	030105	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
5	030106	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
6	030107	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
7	030108	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
8	030109	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
9	030110	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
10	030111	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
11	030112	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
12	030116	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
13	030302	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
14	030303	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
15	030305	Louvre	3	Donatello	21.1	13,090,000	276,199,000
16	030306	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
17	030307	Louvre	3	Donatello	21.1	13,090,000	276,199,000
18	030308	Louvre	3	Rubens	47.52	13,090,000	622,036,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
19	030309	Louvre	3	Donatello	21.1	13,090,000	276,199,000
20	030310	Louvre	3	Donatello	21.1	13,090,000	276,199,000
21	030311	Louvre	3	Donatello	21.1	13,090,000	276,199,000
22	030312	Louvre	3	Donatello	21.1	13,090,000	276,199,000
23	030315	Louvre	3	Donatello	21.1	13,090,000	276,199,000
24	030316	Louvre	3	Rubens	47.52	13,090,000	622,036,800
25	030317	Louvre	3	Donatello	21.1	13,090,000	276,199,000
26	030318	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
27	030319	Louvre	3	Donatello	21.1	13,090,000	276,199,000
28	030320	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
29	030321	Louvre	3	Donatello	21.1	13,090,000	276,199,000
30	030322	Louvre	3	Donatello	21.1	13,090,000	276,199,000
31	030323	Louvre	3	Donatello	21.1	13,090,000	276,199,000
32	030325	Louvre	3	Donatello	21.1	13,090,000	276,199,000
33	030326	Louvre	3	Picasso	31.24	13,090,000	408,931,600
34	030601	Louvre	6	Rubens	47.52	13,090,000	622,036,800
35	030602	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
36	030603	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
37	030605	Louvre	6	Donatello	21.1	13,090,000	276,199,000
38	030606	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
39	030607	Louvre	6	Donatello	21.1	13,090,000	276,199,000
40	030608	Louvre	6	Rubens	47.52	13,090,000	622,036,800
41	030609	Louvre	6	Donatello	21.1	13,090,000	276,199,000
42	030610	Louvre	6	Donatello	21.1	13,090,000	276,199,000
43	030611	Louvre	6	Donatello	21.1	13,090,000	276,199,000
44	030612	Louvre	6	Donatello	21.1	13,090,000	276,199,000
45	030615	Louvre	6	Donatello	21.1	13,090,000	276,199,000
46	030616	Louvre	6	Rubens	47.52	13,090,000	622,036,800
47	030617	Louvre	6	Donatello	21.1	13,090,000	276,199,000
48	030618	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
49	030619	Louvre	6	Donatello	21.1	13,090,000	276,199,000
50	030620	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
51	030621	Louvre	6	Donatello	21.1	13,090,000	276,199,000
52	030622	Louvre	6	Donatello	21.1	13,090,000	276,199,000
53	030623	Louvre	6	Donatello	21.1	13,090,000	276,199,000
54	030625	Louvre	6	Donatello	21.1	13,090,000	276,199,000
55	030626	Louvre	6	Picasso	31.24	13,090,000	408,931,600
56	030701	Louvre	7	Rubens	47.52	13,090,000	622,036,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
57	030702	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
58	030703	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
59	030705	Louvre	7	Donatello	21.1	13,090,000	276,199,000
60	030706	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
61	030707	Louvre	7	Donatello	21.1	13,090,000	276,199,000
62	030708	Louvre	7	Rubens	47.52	13,090,000	622,036,800
63	030709	Louvre	7	Donatello	21.1	13,090,000	276,199,000
64	030710	Louvre	7	Donatello	21.1	13,090,000	276,199,000
65	030711	Louvre	7	Donatello	21.1	13,090,000	276,199,000
66	030712	Louvre	7	Donatello	21.1	13,090,000	276,199,000
67	030715	Louvre	7	Donatello	21.1	13,090,000	276,199,000
68	030716	Louvre	7	Rubens	47.52	13,090,000	622,036,800
69	030717	Louvre	7	Donatello	21.1	13,090,000	276,199,000
70	030718	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
71	030719	Louvre	7	Donatello	21.1	13,090,000	276,199,000
72	030720	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
73	030721	Louvre	7	Donatello	21.1	13,090,000	276,199,000
74	030722	Louvre	7	Donatello	21.1	13,090,000	276,199,000
75	030723	Louvre	7	Donatello	21.1	13,090,000	276,199,000
76	030725	Louvre	7	Donatello	21.1	13,090,000	276,199,000
77	030726	Louvre	7	Picasso	31.24	13,090,000	408,931,600
78	031001	Louvre	10	Rubens	47.52	13,090,000	622,036,800
79	031002	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
80	031003	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
81	031005	Louvre	10	Picasso	31.24	13,090,000	408,931,600
82	031006	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
83	031007	Louvre	10	Picasso	31.24	13,090,000	408,931,600
84	031008	Louvre	10	Rubens	47.52	13,090,000	622,036,800
85	031009	Louvre	10	Donatello	21.1	13,090,000	276,199,000
86	031010	Louvre	10	Donatello	21.1	13,090,000	276,199,000
87	031011	Louvre	10	Donatello	21.1	13,090,000	276,199,000
88	031012	Louvre	10	Donatello	21.1	13,090,000	276,199,000
89	031015	Louvre	10	Donatello	21.1	13,090,000	276,199,000
90	031016	Louvre	10	Rubens	47.52	13,090,000	622,036,800
91	031017	Louvre	10	Donatello	21.1	13,090,000	276,199,000
92	031018	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
93	031019	Louvre	10	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
94	031020	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
95	031021	Louvre	10	Donatello	21.1	13,090,000	276,199,000
96	031022	Louvre	10	Donatello	21.1	13,090,000	276,199,000
97	031023	Louvre	10	Donatello	21.1	13,090,000	276,199,000
98	031026	Louvre	10	Picasso	31.24	13,090,000	408,931,600
99	031101	Louvre	11	Rubens	47.52	13,090,000	622,036,800
100	031102	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
101	031103	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
102	031105	Louvre	11	Picasso	31.24	13,090,000	408,931,600
103	031106	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
104	031107	Louvre	11	Picasso	31.24	13,090,000	408,931,600
105	031108	Louvre	11	Rubens	47.52	13,090,000	622,036,800
106	031109	Louvre	11	Donatello	21.1	13,090,000	276,199,000
107	031110	Louvre	11	Donatello	21.1	13,090,000	276,199,000
108	031111	Louvre	11	Donatello	21.1	13,090,000	276,199,000
109	031112	Louvre	11	Donatello	21.1	13,090,000	276,199,000
110	031115	Louvre	11	Donatello	21.1	13,090,000	276,199,000
111	031116	Louvre	11	Rubens	47.52	13,090,000	622,036,800
112	031117	Louvre	11	Donatello	21.1	13,090,000	276,199,000
113	031118	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
114	031119	Louvre	11	Donatello	21.1	13,090,000	276,199,000
115	031120	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
116	031121	Louvre	11	Donatello	21.1	13,090,000	276,199,000
117	031122	Louvre	11	Donatello	21.1	13,090,000	276,199,000
118	031123	Louvre	11	Donatello	21.1	13,090,000	276,199,000
119	031126	Louvre	11	Picasso	31.24	13,090,000	408,931,600
120	031501	Louvre	15	Rubens	47.52	13,090,000	622,036,800
121	031502	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
122	031503	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
123	031505	Louvre	15	Picasso	31.24	13,090,000	408,931,600
124	031506	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
125	031507	Louvre	15	Picasso	31.24	13,090,000	408,931,600
126	031508	Louvre	15	Rubens	47.52	13,090,000	622,036,800
127	031509	Louvre	15	Donatello	21.1	13,090,000	276,199,000
128	031510	Louvre	15	Donatello	21.1	13,090,000	276,199,000
129	031511	Louvre	15	Donatello	21.1	13,090,000	276,199,000
130	031512	Louvre	15	Donatello	21.1	13,090,000	276,199,000
131	031515	Louvre	15	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
132	031516	Louvre	15	Rubens	47.52	13,090,000	622,036,800
133	031517	Louvre	15	Donatello	21.1	13,090,000	276,199,000
134	031518	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
135	031519	Louvre	15	Donatello	21.1	13,090,000	276,199,000
136	031520	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
137	031521	Louvre	15	Donatello	21.1	13,090,000	276,199,000
138	031522	Louvre	15	Donatello	21.1	13,090,000	276,199,000
139	031523	Louvre	15	Donatello	21.1	13,090,000	276,199,000
140	031526	Louvre	15	Picasso	31.24	13,090,000	408,931,600
141	031701	Louvre	17	Rubens	47.52	13,090,000	622,036,800
142	031702	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
143	031703	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
144	031705	Louvre	17	Picasso	31.24	13,090,000	408,931,600
145	031706	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
146	031707	Louvre	17	Picasso	31.24	13,090,000	408,931,600
147	031708	Louvre	17	Rubens	47.52	13,090,000	622,036,800
148	031709	Louvre	17	Donatello	21.1	13,090,000	276,199,000
149	031710	Louvre	17	Donatello	21.1	13,090,000	276,199,000
150	031711	Louvre	17	Donatello	21.1	13,090,000	276,199,000
151	031712	Louvre	17	Donatello	21.1	13,090,000	276,199,000
152	031715	Louvre	17	Donatello	21.1	13,090,000	276,199,000
153	031716	Louvre	17	Rubens	47.52	13,090,000	622,036,800
154	031717	Louvre	17	Donatello	21.1	13,090,000	276,199,000
155	031718	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
156	031719	Louvre	17	Donatello	21.1	13,090,000	276,199,000
157	031720	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
158	031721	Louvre	17	Donatello	21.1	13,090,000	276,199,000
159	031722	Louvre	17	Donatello	21.1	13,090,000	276,199,000
160	031723	Louvre	17	Donatello	21.1	13,090,000	276,199,000
161	031726	Louvre	17	Picasso	31.24	13,090,000	408,931,600
TOTAL					4.988,04 m ²		Rp65.293.443.600,00

c. Resume:

No	TOWER	JUMLAH UNIT	LUAS	NOMINAL (Rp)
1	Tower 1 dan 2	72	1.708,86	23,766,824,880
2	Tower 3	161	4.988,04	65,293,443,600
	TOTAL	233 UNIT	6.696 M ²	Rp89.060.268.480,00

9. Menyatakan Akta Perjanjian Pengikatan Jual Beli (PPJB) Lunas Nomor 19, tanggal 17 Mei 2019, yang dibuat oleh Syarifudin, S.H., Notaris di Kota

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Tangerang, antara Pemohon Kasasi (dahulu Pelawan) dan PT Kalmar Jaya (Dalam Pailit) dilanjutkan dan wajib dilaksanakan oleh Termohon Kasasi (dahulu Terlawan) PT Kalmar Jaya (Dalam Pailit), pihak-pihak terkait dan seluruh instansi-instansi (baik pemerintah maupun swasta) sampai dengan penandatanganan akta jual beli dan terbit sertifikat hak milik satuan rumah susun atas 233 (dua ratus tiga puluh puluh tiga) unit-unit satuan rumah susun;

10. Memerintahkan Termohon Kasasi (dahulu Terlawan) untuk menengguhkan Putusan Pernyataan Pailit Nomor 235/Pdt.Sus PKPU/2022/PN Niaga Jkt. Pst., *juncto* Nomor 30/Pdt.Sus.Pailit/2022/PN Niaga Jkt. Pst., tertanggal 26 Januari 2023, sampai dengan upaya perlawanan ini memperoleh putusan yang berkekuatan hukum tetap;
11. Menyatakan dibatalkan Pertelaan Daftar Harta Pailit PT Kalmar Jaya (Dalam Pailit) tertanggal 4 Februari 2023;
12. Menyatakan putusan atas gugatan *a quo* ini dapat dijalankan terlebih dahulu meskipun terdapat upaya hukum terhadap putusan tersebut (*uitvoerbaar bij voorraad*);
13. Membebaskan biaya perkara yang muncul dalam perkara ini kepada Termohon Kasasi (dahulu Terlawan);

Apabila Yang Mulia Majelis Hakim pada Mahkamah Agung Republik Indonesia yang memeriksa dan mengadili perkara *a quo* berpendapat lain, kami Pemohon Kasasi (dahulu Pelawan) mohon putusan yang seadil-adilnya (*ex aequo et bono*);

Bahwa terhadap memori kasasi tersebut, Termohon Kasasi telah mengajukan Kontra Memori Kasasi tanggal 8 November 2023, yang pada pokoknya menolak permohonan kasasi dari Pemohon Kasasi;

Menimbang, bahwa terhadap alasan-alasan tersebut, Mahkamah Agung berpendapat:

Bahwa setelah mempelajari memori kasasi dan kontra memori kasasi dihubungkan dengan pertimbangan *Judex Facti*, Mahkamah Agung berpendapat bahwa putusan *Judex Facti* salah menerapkan hukum dengan pertimbangan sebagai berikut:

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1. Bahwa pokok sengketa dalam gugatan *a quo* adalah mengenai tindakan Terlawan memasukkan objek sengketa berupa 233 (dua ratus tiga puluh tiga) unit-unit satuan rumah susun Easton Park Serpong berdiri di atas sebidang tanah dengan Sertifikat Hak Guna Bangunan Nomor 01021/Lengkong Gudang Timur sebagai Pertelaan (Daftar) Aset Sementara atas Harta Pailit PT Kalmar Jaya (Dalam Pailit), yang menurut Pelawan adalah perbuatan melawan hukum;
2. Bahwa *Judex Facti* menolak dalil Pelawan karena objek sengketa adalah jaminan untuk pelunasan hutang PT Kalmar Jaya (Dalam Pailit) pada PT Bank Tabungan Negara, Tbk., yang mengajukan tagihan kepada Terlawan sehingga perbuatan Terlawan memasukkan objek sengketa dalam Pertelaan Aset Sementara atas harta pailit PT Kalmar Jaya (dalam Pailit) adalah sah;
3. Bahwa pendapat *Judex Facti* tidak tepat karena objek sengketa telah beralih kepemilikannya kepada Pelawan berdasarkan transaksi sah sebagaimana terbukti dalam Perjanjian Penyelesaian Utang Nomor 08/PERJ-KPI/V/2019, tanggal 17 Mei 2019 dan Akta Perjanjian Pengikatan Jual Beli Lunas Nomor 19, tanggal 17 Mei 2019, yang dibuat oleh dan di hadapan Syarifudin, S.H., Notaris di Kota Tangerang;
4. Bahwa meskipun belum dibuat akta jual beli dan belum terbit Sertifikat Hak Milik Satuan Rumah Susun (SHMSR), objek sengketa telah dibayar lunas dan telah diserahkan oleh PT Kalmar Jaya (Dalam Pailit) kepada Pelawan sebagaimana termuat dalam Berita Acara Serah Terima Kunci Nomor 44/PERJ-KPI/XII/2019, tanggal 9 Desember 2019, jauh hari sebelum PT Kalmar Jaya dinyatakan Pailit;
5. Bahwa dengan demikian objek sengketa berupa 233 (dua ratus tiga puluh tiga) unit satuan rumah susun Easton Park Serpong bukan harta pailit PT Kalmar Jaya (Dalam Pailit);

Menimbang, bahwa berdasarkan pertimbangan di atas, Mahkamah Agung berpendapat terdapat cukup alasan untuk mengabulkan permohonan kasasi yang diajukan oleh Pemohon Kasasi KOPERASI PEGAWAI DAN PENSIUNAN BULOG SELURUH INDONESIA ("KOPELINDO") tersebut dan

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membatalkan putusan Pengadilan Niaga pada Pengadilan Negeri Jakarta Pusat Nomor 17/Pdt.Sus-Gugatan Lain-lain/2023/PN Niaga Jkt. Pst., tanggal 19 Oktober 2023, selanjutnya Mahkamah Agung akan mengadili sendiri perkara ini dengan amar sebagaimana akan disebutkan di bawah ini;

Menimbang, bahwa oleh karena permohonan kasasi dikabulkan, maka Termohon Kasasi harus dihukum untuk membayar semua biaya perkara dalam semua tingkat peradilan;

Memperhatikan Undang-Undang Nomor 37 Tahun 2004 tentang Kepailitan dan Penundaan Kewajiban Pembayaran Utang, Undang Undang Nomor 48 Tahun 2009 tentang Kekuasaan Kehakiman, Undang Undang Nomor 14 Tahun 1985 tentang Mahkamah Agung sebagaimana telah diubah dengan Undang-Undang Nomor 5 Tahun 2004 dan perubahan kedua dengan Undang-Undang Nomor 3 Tahun 2009, serta peraturan perundang-undangan lain yang bersangkutan;

MENGADILI:

- Mengabulkan permohonan kasasi dari Pemohon Kasasi: **KOPERASI PEGAWAI DAN PENSIUNAN BULOG SELURUH INDONESIA (“KOPELINDO”)** tersebut;
- Membatalkan putusan Pengadilan Niaga pada Pengadilan Negeri Jakarta Pusat Nomor 17/Pdt.Sus-Gugatan Lain-lain/2023/PN Niaga Jkt. Pst., tanggal 19 Oktober 2023;

MENGADILI SENDIRI:

1. Mengabulkan gugatan Pelawan untuk sebagian;
2. Menyatakan Pengadilan Niaga Pada Pengadilan Negeri Jakarta Pusat berwenang memeriksa dan mengadili perkara gugatan *a quo*;
3. Menyatakan Pelawan adalah Pelawan yang sah dan benar;
4. Menyatakan sah dan mengikat Perjanjian Penyelesaian Utang Nomor 08/PERJ-KPI/V/2019, tanggal 17 Mei 2019;
5. Menyatakan sah dan mengikat Akta Perjanjian Pengikatan Jual Beli (PPJB) Lunas Nomor 19, tanggal 17 Mei 2019, yang dibuat oleh Syarifudin, S.H., Notaris di Kota Tangerang, antara Pelawan dan PT Kalmar Jaya;

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6. Menyatakan sah dan mengikat Berita Acara Serah Terima Kunci (BAST) Nomor 44/PERJ-KPI/XII/2019, tanggal 9 Desember 2019;
7. Menyatakan Pelawan adalah pemilik yang sah dan pembeli beriktikad baik terhadap unit-unit sarusun milik Pelawan, sebagai berikut:
 - a. Tower 1 dan Tower 2 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
1	010201	De Paris	2	Rubens	47.52	13,908,000	660,908,160
2	010203	De Paris	2	Donatello	21.1	13,908,000	293,458,800
3	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
4	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
5	010209	De Paris	2	Donatello	21.1	13,908,000	293,458,800
6	010211	De Paris	2	Donatello	21.1	13,908,000	293,458,800
7	010215	De Paris	2	Donatello	21.1	13,908,000	293,458,800
8	010216	De Paris	2	Donatello	21.1	13,908,000	293,458,800
9	010217	De Paris	2	Donatello	21.1	13,908,000	293,458,800
10	010218	De Paris	2	Donatello	21.1	13,908,000	293,458,800
11	010601	De Paris	6	Rubens	47.52	13,908,000	660,908,160
12	010605	De Paris	6	Donatello	21.1	13,908,000	293,458,800
13	010606	De Paris	6	Donatello	21.1	13,908,000	293,458,800
14	010616	De Paris	6	Donatello	21.1	13,908,000	293,458,800
15	010619	De Paris	6	Picasso	31.24	13,908,000	434,485,920
16	010620	De Paris	6	Donatello	21.1	13,908,000	293,458,800
17	010901	De Paris	9	Donatello	21.1	13,908,000	293,458,800
18	010905	De Paris	9	Donatello	21.1	13,908,000	293,458,800
19	010909	De Paris	9	Donatello	21.1	13,908,000	293,458,800
20	010912	De Paris	9	Donatello	21.1	13,908,000	293,458,800
21	011103	De Paris	11	Donatello	21.1	13,908,000	293,458,800
22	011106	De Paris	11	Donatello	21.1	13,908,000	293,458,800
23	011115	De Paris	11	Donatello	21.1	13,908,000	293,458,800
24	011116	De Paris	11	Donatello	21.1	13,908,000	293,458,800
25	011117	De Paris	11	Donatello	21.1	13,908,000	293,458,800
26	011118	De Paris	11	Donatello	21.1	13,908,000	293,458,800
27	011122	De Paris	11	Donatello	21.1	13,908,000	293,458,800
28	011603	De Paris	16	Donatello	21.1	13,908,000	293,458,800
29	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
30	011609	De Paris	16	Donatello	21.1	13,908,000	293,458,800
31	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
32	011612	De Paris	16	Donatello	21.1	13,908,000	293,458,800
33	011615	De Paris	16	Donatello	21.1	13,908,000	293,458,800
34	011620	De Paris	16	Donatello	21.1	13,908,000	293,458,800
35	011622	De Paris	16	Donatello	21.1	13,908,000	293,458,800



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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
36	020201	La Marine	2	Donatello	21.1	13,908,000	293,458,800
37	020203	La Marine	2	Donatello	21.1	13,908,000	293,458,800
38	020207	La Marine	2	Donatello	21.1	13,908,000	293,458,800
39	020219	La Marine	2	Donatello	21.1	13,908,000	293,458,800
40	020221	La Marine	2	Rubens	47.52	13,908,000	660,908,160
41	020226	La Marine	2	Michael Angelo	24.1	13,908,000	335,182,800
42	020228	La Marine	2	Donatello	21.1	13,908,000	293,458,800
43	020601	La Marine	6	Donatello	21.1	13,908,000	293,458,800
44	020605	La Marine	6	Donatello	21.1	13,908,000	293,458,800
45	020607	La Marine	6	Donatello	21.1	13,908,000	293,458,800
46	020610	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
47	020619	La Marine	6	Donatello	21.1	13,908,000	293,458,800
48	020621	La Marine	6	Rubens	47.52	13,908,000	660,908,160
49	020622	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
50	020626	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
51	020901	La Marine	9	Donatello	21.1	13,908,000	293,458,800
52	020903	La Marine	9	Donatello	21.1	13,908,000	293,458,800
53	020905	La Marine	9	Donatello	21.1	13,908,000	293,458,800
54	020906	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
55	020907	La Marine	9	Donatello	21.1	13,908,000	293,458,800
56	020917	La Marine	9	Donatello	21.1	13,908,000	293,458,800
57	020919	La Marine	9	Donatello	21.1	13,908,000	293,458,800
58	020922	La Marine	9	Rubens	47.52	13,908,000	660,908,160
59	020928	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
60	021101	La Marine	11	Donatello	21.1	13,908,000	293,458,800
61	021103	La Marine	11	Donatello	21.1	13,908,000	293,458,800
62	021105	La Marine	11	Donatello	21.1	13,908,000	293,458,800
63	021107	La Marine	11	Donatello	21.1	13,908,000	293,458,800
64	021121	La Marine	11	Rubens	47.52	13,908,000	660,908,160
65	021610	La Marine	16	Michael Angelo	24.1	13,908,000	335,182,800
66	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
67	021611	La Marine	16	Donatello	21.1	13,908,000	293,458,800
68	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
69	021601	La Marine	16	Donatello	21.1	13,908,000	293,458,800
70	021603	La Marine	16	Donatello	21.1	13,908,000	293,458,800
71	021605	La Marine	16	Donatello	21.1	13,908,000	293,458,800
72	021607	La Marine	16	Donatello	21.1	13,908,000	293,458,800
TOTAL					1.708,86 m ²		Rp23.766.824.880,00

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b. Tower 3 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
1	030101	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
2	030102	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
3	030103	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
4	030105	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
5	030106	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
6	030107	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
7	030108	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
8	030109	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
9	030110	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
10	030111	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
11	030112	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
12	030116	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
13	030302	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
14	030303	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
15	030305	Louvre	3	Donatello	21.1	13,090,000	276,199,000
16	030306	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
17	030307	Louvre	3	Donatello	21.1	13,090,000	276,199,000
18	030308	Louvre	3	Rubens	47.52	13,090,000	622,036,800
19	030309	Louvre	3	Donatello	21.1	13,090,000	276,199,000
20	030310	Louvre	3	Donatello	21.1	13,090,000	276,199,000
21	030311	Louvre	3	Donatello	21.1	13,090,000	276,199,000
22	030312	Louvre	3	Donatello	21.1	13,090,000	276,199,000
23	030315	Louvre	3	Donatello	21.1	13,090,000	276,199,000
24	030316	Louvre	3	Rubens	47.52	13,090,000	622,036,800
25	030317	Louvre	3	Donatello	21.1	13,090,000	276,199,000
26	030318	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
27	030319	Louvre	3	Donatello	21.1	13,090,000	276,199,000
28	030320	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
29	030321	Louvre	3	Donatello	21.1	13,090,000	276,199,000
30	030322	Louvre	3	Donatello	21.1	13,090,000	276,199,000
31	030323	Louvre	3	Donatello	21.1	13,090,000	276,199,000
32	030325	Louvre	3	Donatello	21.1	13,090,000	276,199,000
33	030326	Louvre	3	Picasso	31.24	13,090,000	408,931,600
34	030601	Louvre	6	Rubens	47.52	13,090,000	622,036,800
35	030602	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
36	030603	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
37	030605	Louvre	6	Donatello	21.1	13,090,000	276,199,000



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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
38	030606	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
39	030607	Louvre	6	Donatello	21.1	13,090,000	276,199,000
40	030608	Louvre	6	Rubens	47.52	13,090,000	622,036,800
41	030609	Louvre	6	Donatello	21.1	13,090,000	276,199,000
42	030610	Louvre	6	Donatello	21.1	13,090,000	276,199,000
43	030611	Louvre	6	Donatello	21.1	13,090,000	276,199,000
44	030612	Louvre	6	Donatello	21.1	13,090,000	276,199,000
45	030615	Louvre	6	Donatello	21.1	13,090,000	276,199,000
46	030616	Louvre	6	Rubens	47.52	13,090,000	622,036,800
47	030617	Louvre	6	Donatello	21.1	13,090,000	276,199,000
48	030618	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
49	030619	Louvre	6	Donatello	21.1	13,090,000	276,199,000
50	030620	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
51	030621	Louvre	6	Donatello	21.1	13,090,000	276,199,000
52	030622	Louvre	6	Donatello	21.1	13,090,000	276,199,000
53	030623	Louvre	6	Donatello	21.1	13,090,000	276,199,000
54	030625	Louvre	6	Donatello	21.1	13,090,000	276,199,000
55	030626	Louvre	6	Picasso	31.24	13,090,000	408,931,600
56	030701	Louvre	7	Rubens	47.52	13,090,000	622,036,800
57	030702	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
58	030703	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
59	030705	Louvre	7	Donatello	21.1	13,090,000	276,199,000
60	030706	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
61	030707	Louvre	7	Donatello	21.1	13,090,000	276,199,000
62	030708	Louvre	7	Rubens	47.52	13,090,000	622,036,800
63	030709	Louvre	7	Donatello	21.1	13,090,000	276,199,000
64	030710	Louvre	7	Donatello	21.1	13,090,000	276,199,000
65	030711	Louvre	7	Donatello	21.1	13,090,000	276,199,000
66	030712	Louvre	7	Donatello	21.1	13,090,000	276,199,000
67	030715	Louvre	7	Donatello	21.1	13,090,000	276,199,000
68	030716	Louvre	7	Rubens	47.52	13,090,000	622,036,800
69	030717	Louvre	7	Donatello	21.1	13,090,000	276,199,000
70	030718	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
71	030719	Louvre	7	Donatello	21.1	13,090,000	276,199,000
72	030720	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
73	030721	Louvre	7	Donatello	21.1	13,090,000	276,199,000
74	030722	Louvre	7	Donatello	21.1	13,090,000	276,199,000
75	030723	Louvre	7	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
76	030725	Louvre	7	Donatello	21.1	13,090,000	276,199,000
77	030726	Louvre	7	Picasso	31.24	13,090,000	408,931,600
78	031001	Louvre	10	Rubens	47.52	13,090,000	622,036,800
79	031002	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
80	031003	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
81	031005	Louvre	10	Picasso	31.24	13,090,000	408,931,600
82	031006	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
83	031007	Louvre	10	Picasso	31.24	13,090,000	408,931,600
84	031008	Louvre	10	Rubens	47.52	13,090,000	622,036,800
85	031009	Louvre	10	Donatello	21.1	13,090,000	276,199,000
86	031010	Louvre	10	Donatello	21.1	13,090,000	276,199,000
87	031011	Louvre	10	Donatello	21.1	13,090,000	276,199,000
88	031012	Louvre	10	Donatello	21.1	13,090,000	276,199,000
89	031015	Louvre	10	Donatello	21.1	13,090,000	276,199,000
90	031016	Louvre	10	Rubens	47.52	13,090,000	622,036,800
91	031017	Louvre	10	Donatello	21.1	13,090,000	276,199,000
92	031018	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
93	031019	Louvre	10	Donatello	21.1	13,090,000	276,199,000
94	031020	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
95	031021	Louvre	10	Donatello	21.1	13,090,000	276,199,000
96	031022	Louvre	10	Donatello	21.1	13,090,000	276,199,000
97	031023	Louvre	10	Donatello	21.1	13,090,000	276,199,000
98	031026	Louvre	10	Picasso	31.24	13,090,000	408,931,600
99	031101	Louvre	11	Rubens	47.52	13,090,000	622,036,800
100	031102	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
101	031103	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
102	031105	Louvre	11	Picasso	31.24	13,090,000	408,931,600
103	031106	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
104	031107	Louvre	11	Picasso	31.24	13,090,000	408,931,600
105	031108	Louvre	11	Rubens	47.52	13,090,000	622,036,800
106	031109	Louvre	11	Donatello	21.1	13,090,000	276,199,000
107	031110	Louvre	11	Donatello	21.1	13,090,000	276,199,000
108	031111	Louvre	11	Donatello	21.1	13,090,000	276,199,000
109	031112	Louvre	11	Donatello	21.1	13,090,000	276,199,000
110	031115	Louvre	11	Donatello	21.1	13,090,000	276,199,000
111	031116	Louvre	11	Rubens	47.52	13,090,000	622,036,800
112	031117	Louvre	11	Donatello	21.1	13,090,000	276,199,000
113	031118	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
114	031119	Louvre	11	Donatello	21.1	13,090,000	276,199,000
115	031120	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
116	031121	Louvre	11	Donatello	21.1	13,090,000	276,199,000
117	031122	Louvre	11	Donatello	21.1	13,090,000	276,199,000
118	031123	Louvre	11	Donatello	21.1	13,090,000	276,199,000
119	031126	Louvre	11	Picasso	31.24	13,090,000	408,931,600
120	031501	Louvre	15	Rubens	47.52	13,090,000	622,036,800
121	031502	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
122	031503	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
123	031505	Louvre	15	Picasso	31.24	13,090,000	408,931,600
124	031506	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
125	031507	Louvre	15	Picasso	31.24	13,090,000	408,931,600
126	031508	Louvre	15	Rubens	47.52	13,090,000	622,036,800
127	031509	Louvre	15	Donatello	21.1	13,090,000	276,199,000
128	031510	Louvre	15	Donatello	21.1	13,090,000	276,199,000
129	031511	Louvre	15	Donatello	21.1	13,090,000	276,199,000
130	031512	Louvre	15	Donatello	21.1	13,090,000	276,199,000
131	031515	Louvre	15	Donatello	21.1	13,090,000	276,199,000
132	031516	Louvre	15	Rubens	47.52	13,090,000	622,036,800
133	031517	Louvre	15	Donatello	21.1	13,090,000	276,199,000
134	031518	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
135	031519	Louvre	15	Donatello	21.1	13,090,000	276,199,000
136	031520	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
137	031521	Louvre	15	Donatello	21.1	13,090,000	276,199,000
138	031522	Louvre	15	Donatello	21.1	13,090,000	276,199,000
139	031523	Louvre	15	Donatello	21.1	13,090,000	276,199,000
140	031526	Louvre	15	Picasso	31.24	13,090,000	408,931,600
141	031701	Louvre	17	Rubens	47.52	13,090,000	622,036,800
142	031702	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
143	031703	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
144	031705	Louvre	17	Picasso	31.24	13,090,000	408,931,600
145	031706	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
146	031707	Louvre	17	Picasso	31.24	13,090,000	408,931,600
147	031708	Louvre	17	Rubens	47.52	13,090,000	622,036,800
148	031709	Louvre	17	Donatello	21.1	13,090,000	276,199,000
149	031710	Louvre	17	Donatello	21.1	13,090,000	276,199,000
150	031711	Louvre	17	Donatello	21.1	13,090,000	276,199,000
151	031712	Louvre	17	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
152	031715	Louvre	17	Donatello	21.1	13,090,000	276,199,000
153	031716	Louvre	17	Rubens	47.52	13,090,000	622,036,800
154	031717	Louvre	17	Donatello	21.1	13,090,000	276,199,000
155	031718	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
156	031719	Louvre	17	Donatello	21.1	13,090,000	276,199,000
157	031720	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
158	031721	Louvre	17	Donatello	21.1	13,090,000	276,199,000
159	031722	Louvre	17	Donatello	21.1	13,090,000	276,199,000
160	031723	Louvre	17	Donatello	21.1	13,090,000	276,199,000
161	031726	Louvre	17	Picasso	31.24	13,090,000	408,931,600
TOTAL					4.988,04 m ²		Rp65.293.443.600,00

c. Resume:

No	TOWER	JUMLAH UNIT	LUAS	NOMINAL (Rp)
1	Tower 1 dan 2	72	1.708,86	23,766,824,880
2	Tower 3	161	4.988,04	65,293,443,600
	TOTAL	233 UNIT	6.696 M ²	Rp89.060.268.480,00

8. Menyatakan dan memerintahkan kepada Terlawan untuk mengeluarkan/mencoret unit-unit sarusun milik Pelawan dari Pertelaan Daftar Harta Pailit PT Kalmar Jaya (Dalam Pailit), tertanggal 4 Februari 2023, sebagai berikut:

a. Tower 1 dan Tower 2 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
1	010201	De Paris	2	Rubens	47.52	13,908,000	660,908,160
2	010203	De Paris	2	Donatello	21.1	13,908,000	293,458,800
3	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
4	010205	De Paris	2	Donatello	21.1	13,908,000	293,458,800
5	010209	De Paris	2	Donatello	21.1	13,908,000	293,458,800
6	010211	De Paris	2	Donatello	21.1	13,908,000	293,458,800
7	010215	De Paris	2	Donatello	21.1	13,908,000	293,458,800
8	010216	De Paris	2	Donatello	21.1	13,908,000	293,458,800
9	010217	De Paris	2	Donatello	21.1	13,908,000	293,458,800
10	010218	De Paris	2	Donatello	21.1	13,908,000	293,458,800
11	010601	De Paris	6	Rubens	47.52	13,908,000	660,908,160
12	010605	De Paris	6	Donatello	21.1	13,908,000	293,458,800
13	010606	De Paris	6	Donatello	21.1	13,908,000	293,458,800
14	010616	De Paris	6	Donatello	21.1	13,908,000	293,458,800
15	010619	De Paris	6	Picasso	31.24	13,908,000	434,485,920
16	010620	De Paris	6	Donatello	21.1	13,908,000	293,458,800
17	010901	De Paris	9	Donatello	21.1	13,908,000	293,458,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
18	010905	De Paris	9	Donatello	21.1	13,908,000	293,458,800
19	010909	De Paris	9	Donatello	21.1	13,908,000	293,458,800
20	010912	De Paris	9	Donatello	21.1	13,908,000	293,458,800
21	011103	De Paris	11	Donatello	21.1	13,908,000	293,458,800
22	011106	De Paris	11	Donatello	21.1	13,908,000	293,458,800
23	011115	De Paris	11	Donatello	21.1	13,908,000	293,458,800
24	011116	De Paris	11	Donatello	21.1	13,908,000	293,458,800
25	011117	De Paris	11	Donatello	21.1	13,908,000	293,458,800
26	011118	De Paris	11	Donatello	21.1	13,908,000	293,458,800
27	011122	De Paris	11	Donatello	21.1	13,908,000	293,458,800
28	011603	De Paris	16	Donatello	21.1	13,908,000	293,458,800
29	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
30	011609	De Paris	16	Donatello	21.1	13,908,000	293,458,800
31	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
32	011612	De Paris	16	Donatello	21.1	13,908,000	293,458,800
33	011615	De Paris	16	Donatello	21.1	13,908,000	293,458,800
34	011620	De Paris	16	Donatello	21.1	13,908,000	293,458,800
35	011622	De Paris	16	Donatello	21.1	13,908,000	293,458,800
36	020201	La Marine	2	Donatello	21.1	13,908,000	293,458,800
37	020203	La Marine	2	Donatello	21.1	13,908,000	293,458,800
38	020207	La Marine	2	Donatello	21.1	13,908,000	293,458,800
39	020219	La Marine	2	Donatello	21.1	13,908,000	293,458,800
40	020221	La Marine	2	Rubens	47.52	13,908,000	660,908,160
41	020226	La Marine	2	Michael Angelo	24.1	13,908,000	335,182,800
42	020228	La Marine	2	Donatello	21.1	13,908,000	293,458,800
43	020601	La Marine	6	Donatello	21.1	13,908,000	293,458,800
44	020605	La Marine	6	Donatello	21.1	13,908,000	293,458,800
45	020607	La Marine	6	Donatello	21.1	13,908,000	293,458,800
46	020610	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
47	020619	La Marine	6	Donatello	21.1	13,908,000	293,458,800
48	020621	La Marine	6	Rubens	47.52	13,908,000	660,908,160
49	020622	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
50	020626	La Marine	6	Michael Angelo	24.1	13,908,000	335,182,800
51	020901	La Marine	9	Donatello	21.1	13,908,000	293,458,800
52	020903	La Marine	9	Donatello	21.1	13,908,000	293,458,800
53	020905	La Marine	9	Donatello	21.1	13,908,000	293,458,800
54	020906	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
55	020907	La Marine	9	Donatello	21.1	13,908,000	293,458,800
56	020917	La Marine	9	Donatello	21.1	13,908,000	293,458,800
57	020919	La Marine	9	Donatello	21.1	13,908,000	293,458,800

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M2)	HrgPerM2 (Rp)	HARGA (Rp)
58	020922	La Marine	9	Rubens	47.52	13,908,000	660,908,160
59	020928	La Marine	9	Michael Angelo	24.1	13,908,000	335,182,800
60	021101	La Marine	11	Donatello	21.1	13,908,000	293,458,800
61	021103	La Marine	11	Donatello	21.1	13,908,000	293,458,800
62	021105	La Marine	11	Donatello	21.1	13,908,000	293,458,800
63	021107	La Marine	11	Donatello	21.1	13,908,000	293,458,800
64	021121	La Marine	11	Rubens	47.52	13,908,000	660,908,160
65	021610	La Marine	16	Michael Angelo	24.1	13,908,000	335,182,800
66	011611	De Paris	16	Donatello	21.1	13,908,000	293,458,800
67	021611	La Marine	16	Donatello	21.1	13,908,000	293,458,800
68	011608	De Paris	16	Donatello	21.1	13,908,000	293,458,800
69	021601	La Marine	16	Donatello	21.1	13,908,000	293,458,800
70	021603	La Marine	16	Donatello	21.1	13,908,000	293,458,800
71	021605	La Marine	16	Donatello	21.1	13,908,000	293,458,800
72	021607	La Marine	16	Donatello	21.1	13,908,000	293,458,800
TOTAL					1.708,86 m ²		Rp23.766.824.880,00

b. Tower 3 Easton Park Serpong:

No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
1	030101	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
2	030102	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
3	030103	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
4	030105	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
5	030106	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
6	030107	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
7	030108	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
8	030109	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
9	030110	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
10	030111	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
11	030112	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
12	030116	Louvre	1	Da Vinci	88.22	13,090,000	1,154,799,800
13	030302	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
14	030303	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
15	030305	Louvre	3	Donatello	21.1	13,090,000	276,199,000
16	030306	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
17	030307	Louvre	3	Donatello	21.1	13,090,000	276,199,000
18	030308	Louvre	3	Rubens	47.52	13,090,000	622,036,800
19	030309	Louvre	3	Donatello	21.1	13,090,000	276,199,000
20	030310	Louvre	3	Donatello	21.1	13,090,000	276,199,000



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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
21	030311	Louvre	3	Donatello	21.1	13,090,000	276,199,000
22	030312	Louvre	3	Donatello	21.1	13,090,000	276,199,000
23	030315	Louvre	3	Donatello	21.1	13,090,000	276,199,000
24	030316	Louvre	3	Rubens	47.52	13,090,000	622,036,800
25	030317	Louvre	3	Donatello	21.1	13,090,000	276,199,000
26	030318	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
27	030319	Louvre	3	Donatello	21.1	13,090,000	276,199,000
28	030320	Louvre	3	Michael Angelo	24.1	13,090,000	315,469,000
29	030321	Louvre	3	Donatello	21.1	13,090,000	276,199,000
30	030322	Louvre	3	Donatello	21.1	13,090,000	276,199,000
31	030323	Louvre	3	Donatello	21.1	13,090,000	276,199,000
32	030325	Louvre	3	Donatello	21.1	13,090,000	276,199,000
33	030326	Louvre	3	Picasso	31.24	13,090,000	408,931,600
34	030601	Louvre	6	Rubens	47.52	13,090,000	622,036,800
35	030602	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
36	030603	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
37	030605	Louvre	6	Donatello	21.1	13,090,000	276,199,000
38	030606	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
39	030607	Louvre	6	Donatello	21.1	13,090,000	276,199,000
40	030608	Louvre	6	Rubens	47.52	13,090,000	622,036,800
41	030609	Louvre	6	Donatello	21.1	13,090,000	276,199,000
42	030610	Louvre	6	Donatello	21.1	13,090,000	276,199,000
43	030611	Louvre	6	Donatello	21.1	13,090,000	276,199,000
44	030612	Louvre	6	Donatello	21.1	13,090,000	276,199,000
45	030615	Louvre	6	Donatello	21.1	13,090,000	276,199,000
46	030616	Louvre	6	Rubens	47.52	13,090,000	622,036,800
47	030617	Louvre	6	Donatello	21.1	13,090,000	276,199,000
48	030618	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
49	030619	Louvre	6	Donatello	21.1	13,090,000	276,199,000
50	030620	Louvre	6	Michael Angelo	24.1	13,090,000	315,469,000
51	030621	Louvre	6	Donatello	21.1	13,090,000	276,199,000
52	030622	Louvre	6	Donatello	21.1	13,090,000	276,199,000
53	030623	Louvre	6	Donatello	21.1	13,090,000	276,199,000
54	030625	Louvre	6	Donatello	21.1	13,090,000	276,199,000
55	030626	Louvre	6	Picasso	31.24	13,090,000	408,931,600
56	030701	Louvre	7	Rubens	47.52	13,090,000	622,036,800
57	030702	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
58	030703	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
59	030705	Louvre	7	Donatello	21.1	13,090,000	276,199,000
60	030706	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
61	030707	Louvre	7	Donatello	21.1	13,090,000	276,199,000
62	030708	Louvre	7	Rubens	47.52	13,090,000	622,036,800
63	030709	Louvre	7	Donatello	21.1	13,090,000	276,199,000
64	030710	Louvre	7	Donatello	21.1	13,090,000	276,199,000
65	030711	Louvre	7	Donatello	21.1	13,090,000	276,199,000
66	030712	Louvre	7	Donatello	21.1	13,090,000	276,199,000
67	030715	Louvre	7	Donatello	21.1	13,090,000	276,199,000
68	030716	Louvre	7	Rubens	47.52	13,090,000	622,036,800
69	030717	Louvre	7	Donatello	21.1	13,090,000	276,199,000
70	030718	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
71	030719	Louvre	7	Donatello	21.1	13,090,000	276,199,000
72	030720	Louvre	7	Michael Angelo	24.1	13,090,000	315,469,000
73	030721	Louvre	7	Donatello	21.1	13,090,000	276,199,000
74	030722	Louvre	7	Donatello	21.1	13,090,000	276,199,000
75	030723	Louvre	7	Donatello	21.1	13,090,000	276,199,000
76	030725	Louvre	7	Donatello	21.1	13,090,000	276,199,000
77	030726	Louvre	7	Picasso	31.24	13,090,000	408,931,600
78	031001	Louvre	10	Rubens	47.52	13,090,000	622,036,800
79	031002	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
80	031003	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
81	031005	Louvre	10	Picasso	31.24	13,090,000	408,931,600
82	031006	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
83	031007	Louvre	10	Picasso	31.24	13,090,000	408,931,600
84	031008	Louvre	10	Rubens	47.52	13,090,000	622,036,800
85	031009	Louvre	10	Donatello	21.1	13,090,000	276,199,000
86	031010	Louvre	10	Donatello	21.1	13,090,000	276,199,000
87	031011	Louvre	10	Donatello	21.1	13,090,000	276,199,000
88	031012	Louvre	10	Donatello	21.1	13,090,000	276,199,000
89	031015	Louvre	10	Donatello	21.1	13,090,000	276,199,000
90	031016	Louvre	10	Rubens	47.52	13,090,000	622,036,800
91	031017	Louvre	10	Donatello	21.1	13,090,000	276,199,000
92	031018	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
93	031019	Louvre	10	Donatello	21.1	13,090,000	276,199,000
94	031020	Louvre	10	Michael Angelo	24.1	13,090,000	315,469,000
95	031021	Louvre	10	Donatello	21.1	13,090,000	276,199,000
96	031022	Louvre	10	Donatello	21.1	13,090,000	276,199,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M²)	HrgPerM2 (Rp)	HARGA (Rp)
97	031023	Louvre	10	Donatello	21.1	13,090,000	276,199,000
98	031026	Louvre	10	Picasso	31.24	13,090,000	408,931,600
99	031101	Louvre	11	Rubens	47.52	13,090,000	622,036,800
100	031102	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
101	031103	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
102	031105	Louvre	11	Picasso	31.24	13,090,000	408,931,600
103	031106	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
104	031107	Louvre	11	Picasso	31.24	13,090,000	408,931,600
105	031108	Louvre	11	Rubens	47.52	13,090,000	622,036,800
106	031109	Louvre	11	Donatello	21.1	13,090,000	276,199,000
107	031110	Louvre	11	Donatello	21.1	13,090,000	276,199,000
108	031111	Louvre	11	Donatello	21.1	13,090,000	276,199,000
109	031112	Louvre	11	Donatello	21.1	13,090,000	276,199,000
110	031115	Louvre	11	Donatello	21.1	13,090,000	276,199,000
111	031116	Louvre	11	Rubens	47.52	13,090,000	622,036,800
112	031117	Louvre	11	Donatello	21.1	13,090,000	276,199,000
113	031118	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
114	031119	Louvre	11	Donatello	21.1	13,090,000	276,199,000
115	031120	Louvre	11	Michael Angelo	24.1	13,090,000	315,469,000
116	031121	Louvre	11	Donatello	21.1	13,090,000	276,199,000
117	031122	Louvre	11	Donatello	21.1	13,090,000	276,199,000
118	031123	Louvre	11	Donatello	21.1	13,090,000	276,199,000
119	031126	Louvre	11	Picasso	31.24	13,090,000	408,931,600
120	031501	Louvre	15	Rubens	47.52	13,090,000	622,036,800
121	031502	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
122	031503	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
123	031505	Louvre	15	Picasso	31.24	13,090,000	408,931,600
124	031506	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
125	031507	Louvre	15	Picasso	31.24	13,090,000	408,931,600
126	031508	Louvre	15	Rubens	47.52	13,090,000	622,036,800
127	031509	Louvre	15	Donatello	21.1	13,090,000	276,199,000
128	031510	Louvre	15	Donatello	21.1	13,090,000	276,199,000
129	031511	Louvre	15	Donatello	21.1	13,090,000	276,199,000
130	031512	Louvre	15	Donatello	21.1	13,090,000	276,199,000
131	031515	Louvre	15	Donatello	21.1	13,090,000	276,199,000
132	031516	Louvre	15	Rubens	47.52	13,090,000	622,036,800
133	031517	Louvre	15	Donatello	21.1	13,090,000	276,199,000
134	031518	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000

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No	KODE UNIT	TOWER	LANTAI	TIPE	LUAS (M ²)	HrgPerM2 (Rp)	HARGA (Rp)
135	031519	Louvre	15	Donatello	21.1	13,090,000	276,199,000
136	031520	Louvre	15	Michael Angelo	24.1	13,090,000	315,469,000
137	031521	Louvre	15	Donatello	21.1	13,090,000	276,199,000
138	031522	Louvre	15	Donatello	21.1	13,090,000	276,199,000
139	031523	Louvre	15	Donatello	21.1	13,090,000	276,199,000
140	031526	Louvre	15	Picasso	31.24	13,090,000	408,931,600
141	031701	Louvre	17	Rubens	47.52	13,090,000	622,036,800
142	031702	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
143	031703	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
144	031705	Louvre	17	Picasso	31.24	13,090,000	408,931,600
145	031706	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
146	031707	Louvre	17	Picasso	31.24	13,090,000	408,931,600
147	031708	Louvre	17	Rubens	47.52	13,090,000	622,036,800
148	031709	Louvre	17	Donatello	21.1	13,090,000	276,199,000
149	031710	Louvre	17	Donatello	21.1	13,090,000	276,199,000
150	031711	Louvre	17	Donatello	21.1	13,090,000	276,199,000
151	031712	Louvre	17	Donatello	21.1	13,090,000	276,199,000
152	031715	Louvre	17	Donatello	21.1	13,090,000	276,199,000
153	031716	Louvre	17	Rubens	47.52	13,090,000	622,036,800
154	031717	Louvre	17	Donatello	21.1	13,090,000	276,199,000
155	031718	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
156	031719	Louvre	17	Donatello	21.1	13,090,000	276,199,000
157	031720	Louvre	17	Michael Angelo	24.1	13,090,000	315,469,000
158	031721	Louvre	17	Donatello	21.1	13,090,000	276,199,000
159	031722	Louvre	17	Donatello	21.1	13,090,000	276,199,000
160	031723	Louvre	17	Donatello	21.1	13,090,000	276,199,000
161	031726	Louvre	17	Picasso	31.24	13,090,000	408,931,600
TOTAL					4.988,04 m ²		Rp65.293.443.600,00

c. Resume:

No	TOWER	JUMLAH UNIT	LUAS	NOMINAL (Rp)
1	Tower 1 dan 2	72	1.708,86	23,766,824,880
2	Tower 3	161	4.988,04	65,293,443,600
	TOTAL	233 UNIT	6.696 M ²	Rp89.060.268.480,00

9. Menyatakan Akta Perjanjian Pengikatan Jual Beli (PPJB) Lunas Nomor 19, tanggal 17 Mei 2019, yang dibuat oleh Syarifudin, S.H., Notaris di Kota Tangerang, antara Kopelindo (Pelawan) dan PT Kalmar Jaya (Dalam Pailit) dilanjutkan dan wajib dilaksanakan oleh Kurator (Terlawan) PT

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- Kalmar Jaya (Dalam Pailit), pihak-pihak terkait dan seluruh instansi-instansi (baik pemerintah maupun swasta) sampai dengan penandatanganan akta jual beli dan terbit sertifikat hak milik satuan rumah susun atas unit-unit sarusun milik Pelawan menjadi atas nama Pelawan;
10. Menyatakan dibatalkan Pertelaan (Daftar) Aset Sementara atas Harta Pailit PT Kalmar Jaya (Dalam Pailit) tertanggal 4 Februari 2023;
 11. Menghukum Termohon Kasasi dahulu Terlawan untuk membayar biaya perkara dalam semua tingkat peradilan yang dalam tingkat kasasi ditetapkan sejumlah Rp5.000.000,00 (lima juta rupiah);

Demikian diputuskan dalam rapat musyawarah Majelis Hakim pada hari Rabu, tanggal 6 Maret 2024 oleh Syamsul Ma'arif, S.H., LL.M., Ph.D., Hakim Agung yang ditetapkan oleh Ketua Mahkamah Agung sebagai Ketua Majelis Dr. Nurul Elmiyah, S.H., M.H. dan Dr. Rahmi Mulyati, S.H., M.H., Hakim-hakim Agung sebagai Hakim Anggota dan diucapkan dalam sidang terbuka untuk umum pada hari itu juga oleh Ketua Majelis dengan dihadiri Para Hakim Anggota tersebut dan dibantu oleh Supid Arso Hananto, S.H., LL.M., Panitera Pengganti dan tidak dihadiri oleh para pihak.

Hakim-hakim Anggota:

Ketua Majelis,

Ttd./

Ttd./

Dr. Nurul Elmiyah, S.H., M.H.

Syamsul Ma'arif, S.H., LL.M., Ph.D.

Ttd./

Dr. Rahmi Mulyati, S.H., M.H.

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Panitera Pengganti,

Ttd./

Supid Arso Hananto, S.H., LL.M.

Biaya-biaya:

1. Meterai	: Rp 10.000,00
2. Redaksi	: Rp 10.000,00
3. Administrasi Kasasi	: <u>Rp4.980.000,00 +</u>
Jumlah	: Rp5.000.000,00

Untuk Salinan
Mahkamah Agung RI
a.n. Panitera
Panitera Muda Perdata Khusus

H. AHMAD ARDIANDA PATRIA, S.H., M.H.
NIP. 19621220198612 1 001

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