

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No. 057-2021010068

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:
LOT NO: 11, BLOCK NO: 67, PLAN NO: PCS-04-032520
PORTION OF: LOT 5-A AND LOT 5-B, PSD-042108-066707
LOCATION: BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. (Continued on next page)
is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: AMAIA LAND CORP.

Address: 10TH FLOOR, BPI-PHILAM LIFE BLDG., ALABANG-ZAPOTE ROAD
ACACIA STREET, MADRIGAL BUSINESS PARK,

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Orig. Reg. Date: 05 09 1910

Original RD: PROVINCE OF CAVITE

Volume No.: A-2

Original Owner:

Record No.: 5964

Decree No.: 4270

OCT No.: OCT-114

Page No.: 20

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2018054516; 2019036162 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on
the 18th day of JANUARY 2021 at 01:45pm.

Edgar Domingo Santos
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2021010068 on file in Registry of Deeds of Province of Cavite, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite. Requested By: AMAIA LAND CORP.

Ref. : 2021009761 OR No. : 1022068716
Date : 04/08/2021 OR Date : Apr 7 2021
Time : 01:15:31 PM Amt. Paid : 13667.50

ACCEPTANCE AND AGREEMENT

This ACCEPTANCE AND AGREEMENT made and executed by **SPOUSES ANJUNETTE GRACE CARILLO RUGNAO AND MARK JHON PAUL CABICUNGAN RUGNAO**, both of legal age, Filipino citizens, residents of and with postal address at 2045 MA. CLARA STREET SAMPALOC MANILA, 1008 (hereinafter known as the "**PURCHASER**") in favor of **AMAIA LAND CORP.**, a corporation duly organized and existing under and by virtue of the laws of the Philippines, with principal office and place of business at 1210 Acacia Building, Acacia Ave., Madrigal Business Park, Ayala Alabang, Muntinlupa City 1780, (hereinafter known as the "**SELLER**")

- WITNESSETH -

WHEREAS, I execute this ACCEPTANCE AND AGREEMENT in relation to my purchase from the SELLER of a property herein specified:

Project Description : AMAIA SCAPES GENERAL TRIAS SECTOR 3 BLOCK 67 LOT 11
House Model : Single Home 60
Approximate Lot Area : 101.00 square meters, more or less
Approximate Floor Area : 60.00 square meters, more or less

WHEREAS, the Seller has provided me access to the Master Deed with Declaration of Restrictions of AMAIA SCAPES GENERAL TRIAS SECTOR 3 & 4 through the Quick Response (QR) Code below;



Access Code :
Company Code 4300
Contract Number 2000000046170

WHEREAS I have signed one (1) complete hard copy of the aforesaid Master Deed with Declaration of Restrictions of AMAIA SCAPES GENERAL TRIAS SECTOR 3 & 4 and initialed on each and every page thereof;

WHEREAS, I have read and understand all the contents of the aforesaid Master Deed with Declaration of Restrictions of AMAIA SCAPES GENERAL TRIAS SECTOR 3 & 4;

WHEREAS, this ACCEPTANCE AND AGREEMENT supersedes and expressly amends the clause in the Deed of Sale stating that the Master Deed with Declaration of Restrictions of AMAIA SCAPES GENERAL TRIAS SECTOR 3 & 4 is attached therein as Annex A;

NOW, THEREFORE, I hereby represent, warrant, and manifest that:

- 1) I accept, consent to, and acknowledge receipt of the Master Deed with Declaration of Restrictions of AMAIA SCAPES GENERAL TRIAS SECTOR 3 & 4;
- 2) I affirm that I have carefully read, studied and understood the terms, conditions, clauses and limitations as set forth in the Master Deed with Declaration of Restrictions of AMAIA SCAPES GENERAL TRIAS SECTOR 3 & 4;
- 3) I undertake to abide by, comply, obey and/or follow the terms, conditions and all provisions of the Master Deed with Declaration of Restrictions of AMAIA SCAPES GENERAL TRIAS SECTOR 3 & 4, including subsequent and future amendments, supplements, modifications and/or other additions thereto; and
- 4) I voluntarily execute this instrument free from any form of defect which vitiates my consent, and the same is my free act and deed.

ANJUNETTE GRACE CARILLO RUGNAO

PURCHASER

MARK JHON PAUL CABICUNGAN RUGNAO

DEED OF ABSOLUTE SALE
(GOVERNING THE PURCHASE AND SALE OF A SUBDIVISION LOT AND UNIT)

This Deed of Absolute Sale, made and entered into by and between:

AMAIA LAND CORP., a corporation duly organized and existing under and by virtue of the laws of the Philippines, with principal office and place of business at 1210 Acacia Building, Acacia Ave., Madrigal Business Park, Ayala Alabang, Muntinlupa City 1780, represented herein by its duly authorized Attorney-in-Fact whose name and signature appears in the signature pages hereof, by virtue of the powers conferred upon him/her, (hereinafter known as the **"SELLER"**)

-and-

SPOUSES ANJUNETTE GRACE CARILLO RUGNAO AND MARK JHON PAUL CABICUNGAN RUGNAO, both of legal age, Filipino citizens, residents of and with postal address at 2045 MA. CLARA STREET SAMPALOC MANILA, 1008 (hereinafter known as the **"PURCHASER"**)

SETS FORTH THAT:

WHEREAS, the SELLER is developing a subdivision project (the **"Project"**) in accordance with Presidential Decree No. 957, as amended (otherwise known as The Subdivision and Condominium Buyer's Protective Decree) which has been designated with the project name specified in **Annex C**;

WHEREAS, it is the intention of the SELLER to create a residential community under a general scheme of development which has for its purpose, among others, the enhancement of the general welfare of owners or occupants thereof primarily through the adoption and imposition of certain covenants, restrictions and limitations constituting voluntary easements on the Project, and in fulfillment of this intention, the SELLER has executed the Deed of Restrictions, Covenants and Conditions for the Project (hereinafter, the **"Deed Restrictions"**), a copy of which is hereto attached and made an integral part hereof as **Annex A**;

WHEREAS, the SELLER has agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the SELLER, a subdivision lot and housing unit thereon located in the Project, subject to certain terms and conditions hereinafter set forth;

NOW, THEREFORE, for and in consideration of the foregoing premises, the payment of the purchase price and all other amounts herein below specified, and the PURCHASER's faithful compliance with the Deed Restrictions and its covenants, representations and warranties hereinafter set forth, the SELLER hereby sells, transfers and conveys to the PURCHASER, and the PURCHASER hereby purchases from the SELLER, the subdivision lot and housing unit herein specified, subject to the following terms and conditions:

1. THE PROJECT

The Project is a residential subdivision more particularly described in the Deed Restrictions. The SELLER has caused covenants, restrictions and limitations to be imposed under the Deed Restrictions as voluntary easements on the ownership, use and occupancy of the subdivision lots, housing units thereon and common areas located in the Project in order to promote and protect the general welfare of the members of the association of homeowners to be established for the Project (the **"Homeowners' Association"**) pursuant to Section 10. The PURCHASER's compliance with these covenants, conditions, restrictions and limitations constitutes an essential consideration for the sale of the subdivision lot and housing unit hereinafter described.

2. THE LOT AND UNIT TO BE PURCHASED

The PURCHASER agrees to buy a subdivision lot (hereinafter, the **"Lot"**) located in the Project. Pursuant to the Standards, Rules and Regulations Implementing Presidential Decree No. 957, as amended, a sketch plan of the Lot showing the area boundaries and dimensions and other landmarks, as required, is hereto attached as **Annex B**. The Lot is more particularly described in **Annex C**.

The sale shall include the housing unit (hereinafter, the **"Unit"**) to be constructed on the Lot, having the specifications described in **Annex B-1**.

The PURCHASER hereby acknowledges that, in buying the Lot and Unit, the PURCHASER has independently assessed the location of the Project and the Lot and Unit in relation to the Project. Further, the PURCHASER hereby acknowledges that he has full knowledge that land development works and improvements are actually being undertaken or may in the future be undertaken by the SELLER or any other person as part of, within or in the vicinity of the Project. The PURCHASER, for himself and his successors and assigns, hereby holds the SELLER, its successors and assigns, harmless and free from any claim, action, damage, loss or expense of whatsoever nature and kind which may be caused to the Lot and Unit or whatever features which the Lot and Unit may have based on the current plans, or on account of any inconvenience, discomfort, disturbance and/or nuisance arising out of or in connection with any development works and improvements undertaken or to be undertaken as part of, within or in the vicinity of the Project.

3. PURCHASE PRICE AND MANNER OF PAYMENT