

**UNILATERAL DEED OF ABSOLUTE SALE**

**KNOW ALL MEN BY THESE PRESENTS:**

This DEED is made and executed by the **RAEMULAN LANDS INC.**, a corporation duly organized and existing by the virtue of Philippine Laws, with principal office at **The Club House Pacific Parkplace Village Governor's Drive Barangay Paliparan 1, Dasmariñas City, Cavite,** herein represented by **Michael S. Ngo;** **Chief Operations Officer**, hereinafter called the SELLER, in favor of **${buyer\_name}**, ${buyer\_civil\_status} **${buyer\_spouse\_name}**, ${buyer\_nationality} ${both\_of} legal age, with address at **${buyer\_address}** hereinafter called the “BUYER”.

-WITNESSETH-

That for and in consideration of the sum of **${ntcp\_in\_words} PESOS (Php ${net\_total\_contract\_price})**, Philippine Currency, receipt of which is hereby acknowledged from the BUYER to the entire satisfaction of the SELLER, said SELLER do hereby SELL, TRANSFER and CONVEY in a manner absolute and irrevocable, unto said BUYER, his/her heirs, successors and assigns, that certain parcel of land together with the housing unit constructed thereon situated in **${project\_name}, ${project\_address}** embraced in and covered by **Transfer Certificate of Title No. ${tct\_no}** issued by the Register of Deeds of **${registry\_of\_deeds\_address}** and more particularly identified and described as follows:

|  |
| --- |
| TECHNICAL DESCRIPTION  ${technical\_description} |

That the SELLER hereby warrants valid title to the property herein sold and conveyed, and further declares that the same is free from all liens and encumbrances of any kind whatsoever, except those provided by law and in the deed of restriction as annotated and reproduced at the back of the Transfer Certificate of Title corresponding to the Lot.

IN WITNESS WHEREOF, the SELLER has hereunto affixed his signature this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Metro Manila, Philippines.

RAEMULAN LANDS INCORPORATED

TIN – 008-283-996

Represented by

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Michael S. Ngo**

**SIGNED IN THE PRESENCE OF**

|  |  |  |
| --- | --- | --- |
| **AMOR B. CALCABIN** |  | **RONA LEYNES** |
| PRINTED NAME OVER SIGNATURE |  | PRINTED NAME OVER SIGNATURE |

REPUBLIC OF THE PHILIPPINES)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) S.S.

BEFORE ME, a Notary Public for and in Province / City of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_\_, personally appeared Michael S Ngo, representative of RAEMULAN LANDS INC. with Competent Evidence of identity 163-160-386, known to me and to be the same person who executed the forgoing UNILATERAL DEED OF ABSOLUTE SALE for and behalf of the said Corporation and acknowledged before me that the same is his voluntarily act and deed and of the Corporation he represents.

The foregoing instrument UNILATERAL DEED OF ABSOLUTE SALE (UDOAS) consisting of one (1) page, which acknowledgment is written and has been signed by the party and his instrumental witness and sealed with my notarial seal.

WITNESS MY HAND AND SEAL, this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_ at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Notary Public

Doc. No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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