**UNILATERAL DEED OF ABSOLUTE SALE**

KNOW ALL MEN BY THESE PRESENTS:

THAT **RAYVANES REALTY CORPORATION**, a Corporation organized and existing under and by virtue of Philippine laws with principal office at 41st Floor, Joy Nostalg Center, 17 ADB Avenue, Brgy. San Antonio, Ortigas Center, Pasig City, and represented by its **${exec\_position}, ${exec\_signatories}** through Board Resolution No.**21** **issued 10/01/2024,** herein attached, is the absolute owner of certain property consisting of parcel/s of land/condominium unit/s/ house and lot unit/s constructed thereon located at **${project\_name}, ${project\_address},** containing an area of **${lot\_area\_in\_words}** (**${lot\_area} SQM**), covered and embraced under Condominium/Transfer Certificate/s of Title No/s. **${tct\_no}** of the Registry of Deeds of **${registry\_of\_deeds\_address},** (the “Property”) and more particularly described and bounded as follows:

**TECHNICAL DESCRIPTION**

*${technical\_description}*

**NOW, THEREFORE**, for and in consideration of the sum of

**${ntcp\_in\_words} PESOS (**PHP**${net\_total\_contract\_price}),** Philippine Currency, the **RAYVANES REALTY CORPORATION**, hereby SELLS, CEDES, TRANSFERS AND CONVEYS to the **HOME DEVELOPMENT MUTUAL FUND**, *(also known as Pag-IBIG Fund),* a government financial institution organized and existing under and by virtue ofRepublic Act No. 9679, with principal office at the Petron Mega Plaza Building, 358 Sen. Gil Puyat Avenue, Makati City, its assigns, the above-described Property, free from any and all liens and encumbrances.

All expenses for the registration of this Deed of Absolute Sale, including the payment of taxes, notarial fees in the amount of PHP **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ( \_\_\_\_)** and all other expenses incidental to the transfer of title to **Pag-IBIG Fund** shall be borne by the **RAYVANES REALTY CORPORATION**

The **RAYVANES REALTY CORPORATION** warrants that:

1. It has absolute right and title to sell and transfer the **PROPERTY** to **Pag-IBIG Fund**;
2. The **PROPERTY** is free from all liens and encumbrances;
3. There is no pending or threatened litigation whether in court or in any administrative or legislative body. In case of any suit affecting the **PROPERTY** in violation of this warranty, all costs of litigation, including professional fees, that may be incurred by **Pag-IBIG Fund** for the protection or enforcement of its rights shall be borne by the **RAYVANES REALTY CORPORATION;**
4. The **PROPERTY** has been developed and constructed in accordance with existing laws and government regulations; and
5. It shall undertake the repair of any defect in said **PROPERTY** relative to its construction or development within thirty (30) days from notice thereof submitted by the **Pag-IBIG Fund** or the latter’s transferee or assignee. Any loss or damage suffered by **Pag-IBIG Fund**, its transferee or assignee, or by any third party, arising from the defects in the construction or development of the **PROPERTY** shall be for the account of the **RAYVANES REALTY CORPORATION**.

Unless otherwise provided under pertinent laws and government regulations, the warranties and undertakings of the **RAYVANES REALTY CORPORATION** laid down in the immediately preceding paragraph shall be enforceable from the date of the signing of this Deed until (\_\_\_\_\_\_\_\_\_\_\_) thereafter.

All terms and conditions stated in the Memorandum of Agreement executed on

**DECEMBER 09, 2024** between the **RAYVANES REALTY CORPORATION** and **Pag-IBIG FUND** with Notarial Doc. No. **421** Page No. **86** Book No. **CXCVII** Series of **2024** shall be deemed incorporated in this Unilateral Deed of Absolute Sale.

**IN WITNESS WHEREOF**, the **RAYVANES REALTY CORPORATION** has executed this Unilateral Deed of Absolute Sale this \_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at \_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**RAYVANES REALTY CORPORATION**

*(Developer)*

By:

**${exec\_signatories}**

**${exec\_position}**

TIN: ${exec\_tin\_no}

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

Date of Issue:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Expiry Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SIGNED IN THE PRESENCE OF:**

**${witness1} ${witness2}**

**CONFORME**

By:

|  |  |
| --- | --- |
| **${buyer\_name}** | **${spouse\_name}** |
| TIN: ${buyer\_tin} | TIN: ${spouse\_tin} |
| No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| Date of Issue:\_\_\_\_\_\_\_\_\_\_\_\_ | Date of Issue : \_\_\_\_\_\_\_\_\_\_\_\_ |
| Expiry Date:\_\_\_\_\_\_\_\_\_\_\_\_\_ | Expiry Date: \_\_\_\_\_\_\_\_\_\_\_\_\_ |

**ACKNOWLEDGMENT**

**REPUBLIC OF THE PHILIPPINES** )



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



**BEFORE** **ME,** a Notary Public for and in the

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

20\_\_\_\_\_\_\_\_, personally appeared

**NAME**

**ID No.**

**Expiration**

|  |  |  |
| --- | --- | --- |
| ${exec\_signatories} | TIN: ${exec\_tin\_no} |  |
| ${buyer\_name} | TIN: ${buyer\_tin} |  |
| ${spouse\_name} | ${spouse\_tin\_with\_label} |  |
|  |  |  |

who has satisfactorily proven to me his/her identity through his/her identifying documents written below his/her name and signature, that he/she is the same person who executed and voluntarily signed the foregoing Unilateral Deed of Absolute Sale which he/she acknowledged before me as his/her free and voluntary act and deed. Further, person acting in representative capacity declare that he/she has been given authority to sign in said capacity.

The foregoing instrument relates to a Unilateral Deed of Absolute Sale consisting of **Three** (**3**) pages including this page of acknowledgement, signed by the developer

and their instrumental witnesses on all pages thereof, in my presence, and sealed with my Notarial Seal.

**WITNESS MY HAND AND NOTARIAL SEAL.**

**NOTARY PUBLIC**

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

Page Bo. \_\_\_\_\_\_\_\_\_;

Book No. \_\_\_\_\_\_\_\_\_;

Series of \_\_\_\_\_\_\_\_\_;