

TERMS OF REFERENCE

SALE THROUGH PUBLIC BIDDING OF SSS OWNED BELLA VILLA ONE CONDOMINIUM (No. 5 Hamburg, Merville Park Subdivision, Parañaque City)

This Terms of Reference (TOR) describes the procedures that shall be followed in connection with the proposed sale of the SSS owned Bella Villa One Condominium located at No. 5 Hamburg, Merville Park Subdivision, Parañaque City.

This TOR details the requirements for eligibility to qualify a Bidder who may submit Bid Proposals for the sealed Public Bidding of subject Property, and the procedures involved in the entire Public Bidding process and the requirements and procedures for the submission of Bid Proposals, with the end-view of determining a Winning Bidder for the sale of the subject Property.

SSS reserves the right to amend or supplement this TOR at any time prior to the submission of the Eligibility Documents.

The Public Bidding shall be administered by the SSS-Acquired Assets Disposal Committee (SSS-AADC) which has been duly reconstituted for the purpose pursuant to Administrative Order No. 2021-079 dated 07 September 2021. Any decision of and/or action taken by the SSS-AADC is recommendatory and is subject to the approval/ratification/confirmation of the Social Security Commission (SSC).

I. RATIONALE FOR THE SALE

The Social Security Commission (SSC), under Res. No. 605-s.2021 dated 24 November 2021, approved the proposed sale through public bidding of the SSS owned Bella Villa One Condominium technically described hereunder:

MINIMUM BID PRICE:

No.	Name of Bldg.	Number		Area (sq.m.)	MINIMUM BID PRICE
		Unit/PS	CCT		
1	Andalucia	A-208	7990	158.00	7,127,459.00
2		A-41	7955	13.00	459,000.00
3		A-59		13.00	459,000.00
				184.00	8,045,459.00
4		A-308	7993	158.00	7,127,459.00
5		A-42	7943	13.00	459,000.00
6		A-60		13.00	459,000.00
				184.00	8,045,459.00
7		A-02	7964	13.00	459,000.00
8		A-05	7965	13.00	459,000.00
9		A-20	7946	13.00	459,000.00
10		A-21	7953	13.00	459,000.00
11		A-25	7959	13.00	459,000.00

No.	Name of Bldg.	Number		Area (sq.m.)	MINIMUM BID PRICE
		Unit/PS	CCT		
12	Andalucia	A-26	7976	13.00	459,000.00
13		A-27	7947	13.00	459,000.00
14		A-45		13.00	459,000.00
				104.00	3,672,000.00
15	Barcelona	B-106	7915	174.26	7,860,955.89
16		B-27	7940	13.00	459,000.00
17		B-28	7941	13.00	459,000.00
				200.26	8,778,955.89
18		B-303	7919	187.54	8,460,023.31
19		B-01	7932	13.00	459,000.00
20		B-02	7933	13.00	459,000.00
				213.54	9,378,023.31
21		B-306	7921	223.47	10,080,843.21
22		B-37	7929	13.00	459,000.00
23		B-38	7928	13.00	459,000.00
				249.47	10,998,843.21
24		B-308	7922	222.67	10,044,755.01
25		B-41	7926	13.00	459,000.00
26		B-42	7927	13.00	459,000.00
				248.67	10,962,755.01
27	Cataluna	C-305	7968	223.47	10,326,325.00
28		C-34	7980	13.00	459,000.00
29		C-33	7981	13.00	459,000.00
				249.47	11,244,325.00
	Total			1,633.41	71,125,820.41

Bids received below minimum bid price shall be automatically rejected at the opening of the Bid Proposal. The SSS is selling the property on an "AS IS WHERE IS" basis.

II. DEFINITION OF TERMS

In this TOR, the following terms shall have the meanings ascribed to below:

Public Bidding	refers to a method of disposal which is open to participation by any interested party; public bidding ensures that the SSS would get the highest selling price for the Property offered for sale.
Purchase Price	refers to the amount a Bidder is willing to pay to purchase the Property.
Eligible Bidder	refers to a Bidder who, in response to the Invitation to Bid, has submitted Eligibility

	Documents and was declared "eligible" based on the provisions set in this TOR.
Minimum Bid	refers to the minimum bid amount which the SSS shall accept from the Bidder as purchase price for the Property.
Bid Deposit	refers to an amount which serves as an expression of intent to participate in the public bidding of the Property, which shall be a minimum of ten percent (10%) or thirty percent (30%) of the purchase price for Cash and Installment Sale, respectively, in the form of bank manager's check or cashier's check issued by any savings/commercial or universal bank doing business in the Philippines.
Bid Price	refers to the amount that the Bidder is willing to pay to purchase the Property.
SSS-AADC	refers to the SSS Acquired Assets Disposal Committee authorized by the SSS to undertake the public bidding of SSS Investment Properties (IPs) and Real and Other Properties Acquired (ROPA).
Property	refers to the property for sale through public bidding, specifically the lots listed in Annex "B" .
Winning Bidder	refers to the Eligible Bidder whose Bid Price has been evaluated by the SSS-AADC as the highest bid, compliant with SSS requirements of this TOR, and approved by the SSC.
Working Days	means days of the week excluding Saturdays, Sundays and non-working holidays as declared by the Philippine government.

III. GENERAL INFORMATION

1. **Publication of Invitation to Bid.** SSS-AADC shall publish the Invitation to Bid in three (3) newspapers of general nationwide circulation, once a week for three (3) consecutive weeks and in the SSS website (www.sss.gov.ph) at least twenty calendar days before the scheduled public bidding. This shall serve to inform and invite prospective Bidders to the Public Bidding procedure at hand. Attached herewith as **Annex "A"** is a copy of the Invitation to Bid.
2. **Amendment of this TOR.** The information and/or procedures contained in this TOR may be amended or replaced at any time prior to the

submission of the Eligibility Documents, at the discretion of the SSS-AADC, subject to the approval/confirmation of the SSC without giving prior notice or providing any reason. Should any of the information and/or procedures contained in this TOR be amended or replaced, the SSS-AADC shall inform and send bid bulletins to all bidders. To ensure that all bidders are informed of the amendments, all bidders are requested to inform the SSS-AADC of their contact persons as well as contact telephone numbers and e-mail addresses. In addition, receipt of all bid bulletins shall be duly acknowledged by each bidder prior to submission of eligibility documents and/or lease proposals and shall be so indicated therein.

The TOR and all its Annexes have been crafted with a view toward fair, transparent and competitive bidding for the sale of the subject Property. Any ambiguities in, or conflicts between, the TOR and its Annexes shall be resolved toward fulfilling the intent of this bidding, as determined by the SSS.

3. **Pre-Bid Conference.** Interested parties are invited to attend a Pre-Bid Conference for prospective Bidders set on January 10, 2022, 10:00 A.M. The objective of the conference is to discuss the Property, this TOR and other possible questions from the prospective Bidders. The venue of the conference shall be at the R.M. Hall, 2nd Floor, SSS Main Building, East Avenue, Diliman, Quezon City.

Bidders are encouraged to attend the Pre-Bid Conference to ensure that they fully understand the SSS requirements. Non-attendance of the Bidder will in no way prejudice its bid. However, the Bidder is expected to know the changes and/or amendments to the Eligibility Documents discussed during the Pre-Bid Conference.

Any statement made at the Pre-Bid Conference shall not modify the terms of the Eligibility Documents unless such statement is specifically identified in writing as an amendment thereto and issued as a bid bulletin.

4. **Requests for Written Clarification.** Only those who have purchased the TOR can request for clarification and/or make inquiries regarding this document which shall be in writing and addressed to the SSS-AADC Chairman. All inquiries should be received by the SSS-AADC on or before January 17, 2022. All prospective Bidders who have purchased the TOR shall be sent the responses to these inquiries through a bid bulletin no later than the close of business on January 18, 2022. Receipt of all bid bulletins shall be duly acknowledged by each Bidder prior to the submission of the Eligibility Documents and shall be so indicated therein.
5. **Correspondence with the SSS-AADC.** All correspondence with the SSS-AADC shall be addressed for the attention of:

The Chairman
SSS-Acquired Assets Disposal Committee
7th Floor, Office of the Executive Vice President for Investments Sector
SSS Building, East Avenue, Diliman, Quezon City

6. **Due Diligence.** SSS is selling the Property strictly on an "AS-IS, WHERE-IS" basis. Each prospective Bidder shall be solely responsible for its own due diligence of the Property and all matters relating to this TOR which may, in any manner, affect the nature of its purchase bid. SSS shall not be responsible for any erroneous interpretation or conclusion by the Bidder out of data furnished or indicated in this TOR and official eligibility and purchase bid proposal forms, including any addenda, amendments or Bid Bulletins issued by the SSS-AADC. Failure of the prospective Bidders to examine and inform itself shall be at its sole risk and no relief for error or omission shall be given.

The Bidder shall investigate the Property, its existing structures, facilities and utilities as to all topographical, geological and other conditions thereat that may affect directly or indirectly the full implementation of the proposed sale and to carefully examine conditions of the Property and its surrounding vicinities affecting the actual execution of the sale and such other information as to allow the Bidder to make a competitive estimate. The Bidder, by the act of submitting its purchase bid proposal, acknowledges that it has inspected the Property, its existing structures, facilities and utilities and determined the general characteristics of the Property, its existing structures, facilities and utilities and accepted all the terms and conditions for this public bidding as set forth in the TOR.

No verbal agreement or conversation with, nor any verbal clarification from SSS, Commissioners of the Social Security Commission (SSC), SSS' officers, staff, and consultants, or SSS-AADC, shall affect or modify any of the terms and conditions contained in this TOR. Only amendments, supplements or clarifications to this TOR that are set down in the bid bulletin/s circulated to Bidders who have purchased the TOR shall be relied upon as authorized.

The Bidders are responsible for having taken steps to carefully examine this TOR including its attachments and deemed to have become familiar with all existing laws, decrees, ordinances, acts, rules and regulations which may affect this TOR.

The Bidder shall bear all costs associated with the preparation and submission of the bid, and the SSS will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding procedure.

Failure to observe any of the above responsibilities shall be at the risk of the concerned Bidder.

7. All bid prices shall be quoted in Philippine Pesos.

- 8. Bid Deposit.** The Bid Deposit issued in favor of the SSS, shall be equivalent to a minimum of ten percent (10%) or thirty percent (30%) of the purchase price for Cash and Installment Sale, respectively, which shall be in the form of bank manager's check or cashier's check issued by any savings/commercial or universal bank doing business in the Philippines, to be paid upon submission of the Bid Form.

The Bid Deposit of the Winning Bidder will form part of the purchase price

- 8.1. Any Bid not accompanied by a Bid Deposit shall be rejected outright by the SSS-AADC.

- 8.2. The bid deposit of the losing Bidder/s shall be returned immediately without interest after the Bidder with the highest bid has been determined. The receipt by the losing Bidder of its/his/her bid deposit shall be deemed a waiver on its/his/her part to contest the result of the bidding. However, should a losing Bidder contest / protest / appeal the outcome of the bidding, its/his/her deposit shall be retained until the resolution thereof. Once the contest / protest / appeal is resolved, the bid deposits of the losing Bidder/s shall be returned without interest.

9. Forfeiture of Bid Deposit.

The Bid Deposit shall be forfeited in the following instances:

- 9.1. Any misrepresentation, error and/or fraudulent declaration made by the Bidder in the bid documents or any of the required attachments discovered at any time after the preliminary assessment of Eligibility Documents;
- 9.2. Withdrawal or modification, whether conditional or otherwise, of the Bid after the deadline for the submission of Bid;
- 9.3. Any material inconsistencies, errors or misrepresentations in the submitted documents of the bidder with the highest bid;
- 9.4. Post-disqualification of the Bidder with the highest bid due to misrepresentation, fraudulent acts, falsification, submission of spurious/fake documents or commission of offense in connection with the bidding process;
- 9.5. Failure of the Winning Bidder to pay the Cash Bid less Bid Deposit and/or to submit the necessary documents upon written advice from the SSS of the approval of the bid or the required submission of the necessary documents;

- 9.6. Failure of the Winning Bidder to comply with the requirements stated in the TOR;
- 9.7. Any judicial or extrajudicial action by the Winning bidder that shall delay the execution of the Deed of Absolute Sale (DOAS) and / or its compliance with its obligations as set out in the TOR; and
- 9.8. Any circumstances or reason that provides SSS a reasonable and valid basis to believe that the Bidder is or has been rendered incapable of completing its obligation, as proposed;

The decision of the SSS shall be final.

IV. BACKGROUND OF THE PROPERTY

The property is a cluster of three (3) low-rise residential condominium buildings located on the southeast corner of Hamburg and Austria Streets within Merville Park Subdivision, Barangay Merville, Parañaque City, Metro Manila. It lies about 2 kilometers by road southwest from the subdivision main entrance along Merville Access Road, some 2.3 kilometers by road southwest of C5 Road Extension, roughly 4 kilometers by road southwest of the intersection of South Superhighway and C5 Road and approximately 8 kilometers north of Parañaque City Hall.

The three (3) buildings comprising the entire condominium development are identified as Andalucia which is four (4) storeys high, Barcelona and Cataluna which are each three (3) storeys high. All three (3) buildings have similar construction features which include reinforced concrete foundation; plastered cement finish concrete hollow block walls; plywood and spandrel ceiling; coloroof long span sheets on steel trusses roofing; plain cement, ceramic and brick tiles and pebble washout concrete flooring; plastered cement finish concrete hollow block partitions; fixed glass on steel frame and sliding glass on aluminum frame windows with steel grills; wood panel and plywood flush-type doors. The buildings are painted and provided with basement parking, electrical lighting and plumbing facilities, and smoke detector systems. Each building is serviced by two (2) passenger elevators. PLDT telephone lines and provision for cable TV are available.

Amenities include a swimming pool and a gazebo. 24-hour security is in place

The property is within a residential subdivision development catering to middle and upper income families. Its complexion is purely residential, and it is surrounded by other residential subdivisions of similar complexion such as Moonwalk Subdivision, Parkview Executive Homes and Molave Park Subdivision. The major commercial centers nearest to the subject property are in the Bicutan area, the Resorts World and the highly commercial Dr. A. Santos Avenue (Sucat Road), all within a 4-kilometer radius. Small retail shops and food outlets lie along Merville Access Road leading to the

subdivision main gate, as well as within Sun Valley Subdivision about 2 kilometers away, all providing for the immediate needs of the residents in the vicinity. S&R Shopping and Robinsons Supermarkets are also accessible along the nearby Edison Avenue about a kilometer distant.

V. TERMS OF SALE

A. FORM OF BID

1. Cash Bid
2. Installment Bid

B. TERMS OF PAYMENTS

1. For Cash Bid

Bid Deposit is at least ten percent (10%) of the Bid Price / Purchase Price and shall be paid upon submission of the Bid Form.

Payment of Balance is within ten (10) working days from the Winning Bidder's receipt of the Deed of Absolute Sale (DOAS).

2. For Installment Bid

Bid Deposit is at least thirty percent (30%) of the Bid Price / Purchase Price and shall be paid upon submission of the Bid Form.

Payment of Balance: Maximum term of ten (10) years with an interest rate of nine percent (9%) p.a. on the balance

The Monthly Installment Payments shall be payable through the issuance of Post-Dated Checks (PDCs). The Winning Bidder shall submit twelve (12) PDCs within ten (10) working days from receipt of Deed of Conditional Sale (DCS).

In case of installment term of more than one (1) year, the Winning Bidder shall submit twelve (12) PDCs every anniversary date.

Monthly installment shall be computed on a declining balance method (Sample computation for a ₱1,000,000.00 principal balance attached as **Annex "D"**).

3. In case the Winning Bidder has an existing Lease Contract on the property subject of bid, all advance payments made, if any, shall be deducted from the balance of the purchase price.

4. **Non-Payment of the Required Balance/Installment Payment**

For Cash Bid - In case the Winning Bidder fails to submit the full payment of the purchase price within ten (10) working days from receipt of DOAS, the SSS shall cancel the sale and forfeit the Bid Deposit thereof.

For Installment Bid

- 4.1. In case the Winning Bidder fails to submit the PDCs for the installment payments of the purchase price within ten (10) working days from receipt of the DCS, the SSS shall cancel the sale and forfeit the Bid Deposit thereof.
- 4.2. In case of any delay in the payment of the monthly installment, the Winning Bidder/Buyer shall pay a penalty per month equivalent to two percent (2%) of the total amount due, computed from the date of delinquency up to actual date of payment.
- 4.3. Collection Notice shall be sent by the ROPA and Acquired Assets Department fifteen (15) calendar days after the applicable month of delay and every fifteen (15) calendar days thereafter up to three (3) notices. The 3rd Collection Notice will serve as the Ejectment Notice, if occupied.
- 4.4. In case the Winning Bidder/Buyer fails to pay outstanding obligations after the 3rd Collection Notice, the SSS shall cancel the DCS.
- 4.5. SSS may accept partial payments, if any, of the total amount due which shall be applied in the following order: first to the penalties; second to the interest, if any, and then to the principal obligation. However, acceptance of partial payments shall not deter SSS from issuing the 3rd Collection Notice.
- 4.6. The case of delinquent Buyer shall be referred to the Litigation Department for appropriate legal action if the delinquent Buyer refuses to vacate the premises after receipt of Ejectment Notice or vacates the premises without paying the outstanding obligation to the SSS.

VI. RIGHTS AND RESPONSIBILITIES OF THE PARTIES

1. Rights and Responsibilities of the Winning Bidder

The Winning Bidder shall:

- 1.1. Strictly comply with the terms and conditions of the DCS/DOAS to be executed between the SSS and the Winning Bidder and maintain all warranties and representations in good standing for the duration of the DCS.
- 1.2. Pay at its sole account, all applicable taxes, licenses, fees, and charges due on the sale transaction.
- 1.3. The winning Bidder/Buyer on cash sale shall deliver the duly signed DOAS to the SSS and the full payment; and if the Winning Bidder/Buyer is a corporation, its Board Resolution/Secretary's Certificate approving the DOAS and appointment of its authorized signatory/ies shall be submitted as additional requirements.

Failure of the Winning Bidder/Buyer to comply with the requirements shall render the award nullified and the Bid Deposit forfeited in favor of the SSS.

- 1.4. In case of installment sale:
 - 1.4.1. Submit to SSS for clearance and approval of the Head, Lending and Asset Management Group (LAMG), the proposed *Development Plan* for the Property, if any, as approved by the National and/or Local Government agencies concerned, before the commencement of any development.
 - 1.4.2. Strictly comply with the permitted land use/s and the development restrictions for the Property as set by the National or Local Government.
 - 1.4.3. Pay, at its sole account, all applicable taxes, licenses, fees, and charges due on the Property and its improvements, and those that may be imposed by law during the entire term of the DCS.
 - 1.4.4. Obtain at its own cost, an all-risk insurance coverage from the Government Service Insurance System (GSIS) for the existing structure and all other improvements that may be introduced during the entire term of the DCS and provide the SSS copies of the original insurance policy and the corresponding Official Receipt (OR) within five (5) calendar days from the issuance of said insurance policy.
- 1.5. Contracts with existing Lessees may or may not be respected by the Winning Bidder. Collection of rentals from existing Lessees

by the Winning Bidder and Transfer of Security Deposit or Advance Rent, if any, shall be upon the execution of Deed of Conditional Sale/Deed of Absolute Sale.

2. Rights and Responsibilities of SSS

The SSS shall:

- 2.1 Inform Lessees of the sale of the property through public bidding.
- 2.2 Deliver possession of the Property to the Winning Bidder, on an **"as- is, where-is"** basis, upon the execution of the DCS/DOAS.
- 2.3 In case the Winning Bidder (other than the Lessee) opted to respect the lease, turn over to the Winning Bidder any advance rent and deposit made by the Lessee upon execution of DCS/DOAS, otherwise, terminate the Lease.
- 2.4 In case of installment sale:
 - 2.4.1. Rescind the DCS in case the Bidder/Buyer violates any of the provisions of the DCS.
 - 2.4.2. In case of failure/delay in the payment of monthly amortization, send Collection Notice fifteen (15) calendar days after the applicable month of delay and every fifteen (15) calendar days thereafter up to three (3) notices.
 - 2.4.3. Cancel the DCS in case the winning Bidder/Buyer fails to pay outstanding obligations after the 3rd collection notice. The 3rd Collection Notice will also serve as the Ejectment Notice.
 - 2.4.4. Take legal action in case delinquent buyer refuses to vacate the premises after receipt of ejectment notice.
 - 2.4.5 Take possession of the property and all its improvement upon cancellation of DCS.

VII. ELIGIBLE BUYER

Any person (natural or juridical) authorized by law to acquire, own, hold or develop real properties in the Philippines may be allowed to participate in the public bidding.

1. Individual Buyer (Filipino citizen)
2. Sole Proprietorship

3. Corporation/Partnership duly registered and organized under the laws of the Philippines and at least 60% Filipino owned.
4. An incorporated joint venture (JV) or consortium of local individuals/entities, i.e., a group of two (2) or more persons/entities with intention to be jointly and severally responsible or liable for the particular transaction with the SSS.
5. A joint venture of local entity/ies with a foreign entity/ies licensed to do business in the Philippines provided there is a written Joint Venture Agreement/ Memorandum of Agreement/Understanding for the purpose of acquiring the SSS property/ies, provided further that the ownership of such joint venture shall not be in violation of existing laws restricting foreign ownership of land in the Philippines and provided finally that should the joint venture be declared as the winning bidder/buyer, they shall organize or incorporate under Philippine laws to qualify with the constitutional requirement to contract and acquire real property in the Philippines, within a non-extendible period of thirty (30) working days from the date of receipt of the Notice of Award.
6. Government corporate entities may be eligible to participate only if they can establish that they (a) are legally and financially autonomous, (b) operate under commercial law, and (c) are not dependent agencies of the Government of the Philippines (GOP) or the SSS.
7. SSS employees with rank of Section Head and above and all those involved in the administration and disposal of Investment Properties (IPs) and Real and Other Properties Acquired (ROPAs) and their relatives up to the 2nd degree of consanguinity or affinity shall be **disqualified** to bid.

VIII. APPLICATION FOR ELIGIBILITY

Only Eligible Bidders shall be allowed to submit Bid Proposal. Interested bidders are invited to apply for eligibility procedure. Aside from being required to purchase the TOR for a non-refundable fee of FIVE THOUSAND PESOS (P5,000.00), a bidder could be considered eligible if he satisfies all the documentary requirements.

1. **Eligibility Documents.** Bidders that wish to be considered for eligibility are required to submit to SSS-AADC on or before 10:00 A.M. of January 21, 2022 the following documents as found in the checklist of Eligibility Documents attached herewith as **Annex "E"**.
 - 1.1. For Individuals
 - 1.1.1. Duly accomplished Eligibility Statement
 - 1.1.2. Buyer's Information Sheet

- 1.1.3. Copies of two (2) valid government issued IDs
- 1.1.4. Certificate of Employment and Compensation, if employed
- 1.1.5. Proof of source of funds (if unemployed)
- 1.1.6. Certified True Copy of Latest Income Tax Return (ITR), if employed
- 1.1.7. Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Bidder is known to them, banking with them and is in good financial and credit standing
- 1.1.8. Letter authorizing the SSS representative/s to verify the validity of all the documents submitted
- 1.1.9. Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct
- 1.1.10. Waiver of Rights to Seek Legal remedies (e.g., Temporary Restraining Order (TRO), law suits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer
- 1.2. For Sole Proprietorship
 - 1.2.1. Duly accomplished Eligibility Statement
 - 1.2.2. Certified True Copy of DTI Registration and Business Profile
 - 1.2.3. Certified True Copy of Latest Audited Financial Statement
 - 1.2.4. Certified True Copy of Latest Income/Business Tax Return (I/BTR) and Tax Clearance
 - 1.2.5. Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located
 - 1.2.6. Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Bidder is known to them,

banking with them and is in good financial and credit standing

1.2.7. Letter authorizing the SSS representative/s to verify the validity of all the documents submitted

1.2.8. Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct

1.2.9. Waiver of Rights to Seek Legal legal remedies (e.g., Temporary Restraining Order (TRO), lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer

1.3. For Partnership/Corporation/Joint Venture (JV)/Consortium

1.3.1. Duly accomplished Eligibility Statement

1.3.2. Certified True Copy of SEC Registration and Company Profile of the Bidder; or in case of a foreign entity, at least 60% Filipino owned and licensed to do business in the Philippines

1.3.3. Certified True Copy of Articles of Incorporation/Partnership, By-Laws of the Bidder as amended, if any

1.3.4. Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located

1.3.5. Certified True Copy of Latest Audited Financial Statement

1.3.6. Certified True Copy of Income/Business Tax Returns

1.3.7. Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Buyer is known to them, banking with them and is in good financial and credit standing

1.3.8. Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto

1.3.9. If a JV or Consortium, the Bidder (including all its JV/Consortium members) shall submit a copy of the duly notarized JV Agreement/ Memorandum of Agreement (MOA) / Understanding (MOU) which:

- a. Briefly describes the JV Consortium, the individual members of the JV/Consortium and the extent of the participation of each member;
- b. Identifies the lead member of the JV/Consortium who is authorized by all the members to represent and sign any and all documents related to this process, receive notices/instructions and to make payments for and on behalf of the JV/Consortium; and
- c. Provides that the members shall be jointly and severally liable for the obligations of the bidder under the award/contract.

1.3.10. Letter authorizing the SSS representative/s to verify the validity of all the documents submitted

1.3.11. Waiver of Rights to seek legal remedies (e.g., Temporary Restraining Order (TRO), lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer

1.3.12. A declaration of any legal or other impediments which may affect the Bidder's (and its JV or Consortium members) ability to participate in the bidding or a certification to be submitted by the Bidder (and its JV or Consortium members) stating the absence of such legal impediments

1.3.13. Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct

1.4. For Foreigners

1.4.1. Duly accomplished Eligibility Statement

1.4.2. Passport

1.4.3. Certificate of employment or Proof of Income

1.4.4. Latest Income Tax Return (ITR)

1.4.5. Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Buyer is known to them, banking with them and is in good financial and credit standing

1.4.6. Certification from the Condominium Corporation stating the percentage of ownership of foreigners in the condominium building (shall not exceed 40% of the total condominium units within the building)

1.5. Government Corporations/Entities

1.4.1. Duly accomplished Eligibility Statement

1.4.2. Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto

1.4.3. Certified True Copy of Charter or applicable law on the creation of the entity

1.4.4. Bank Certification or any proof of funds availability

All documents submitted by the bidders shall become the property of the SSS after the deadline for submission thereof.

IX. PROCEDURAL GUIDELINES

1. Process Flow

The following process flow shall apply in the bidding:

1.1. Publication of Invitation to Bid

1.2. Pre-Bid Conference

1.3. Three (3)-Stage Evaluation Process

1.3.1 Preliminary Assessment of Eligibility Document

1.3.2 Submission, Opening and Evaluation of Eligibility Documents

1.3.3 Submission, Opening and Evaluation of Cash/Installment Bids

1.4 Post-Qualification

1.5 Issuance of Notice of Award

2. Activities of Public Bidding

2.1 Preliminary Assessment of Eligibility Documents. Before the submission of Eligibility Documents, the prospective Bidders may present their Eligibility Documents for preliminary assessment by the SSS-AADC on the prescribed date/s to determine the presence of the required documents based on the checklist of Eligibility Documents. The assessment shall not be construed as substantial compliance to the accuracy and authenticity of the documents and information presented.

2.2 Submission of Eligibility Documents. Interested Bidders are requested to submit the required Eligibility Documents to SSS-AADC on or before the prescribed date of submission. Bidders shall submit one (1) set of original Eligibility Documents and three (3) other set of copies thereof, with each set contained in a sealed envelope. In the event of any discrepancy between the original and the copies, the original shall prevail.

2.2.1 All Eligibility Documents, except for unamended printed literature, shall be signed, and each and every page thereof shall be initialed, by the duly authorized representative/s of the prospective Bidder.

2.2.2 Any interlineation, erasures or overwriting shall be valid only if it is signed or initialed by the duly authorized representative/s of the prospective Bidder.

2.3. Sealing and Marking of Eligibility Documents. Bidders shall enclose their original Eligibility Documents, in one sealed envelope marked "ORIGINAL -ELIGIBILITY DOCUMENTS". Each copy of the original Eligibility Documents shall be similarly sealed and duly marked as "COPY NO. ___ -ELIGIBILITY DOCUMENTS" in another envelope. These envelopes containing the original and the copies shall then be enclosed in one single envelope. All envelopes shall:

2.3.1. contain the name of the Property to be bid in capital letters;

2.3.2. bear the name and address of the bidder in capital letters;

2.3.3. be addressed to the SSS-AADC as identified in the Invitation to Bid; and

2.3.4. bear a warning "DO NOT OPEN BEFORE..." the date and time for the opening of the Eligibility Documents.

If envelopes are not sealed and marked as required, the SSS will assume no responsibility for the misplacement or premature opening of the Eligibility Documents.

The Eligibility Documents shall be treated as confidential. Each party will hold any and all confidential information in strict adherence and will not disclose or use any confidential information or any part of it except for the proper performance of the party's obligations under the TOR.

2.4. Evaluation of Eligibility Documents

2.4.1 Opening of Eligibility Documents

The SSS-AADC, shall consider Eligibility Documents submitted even if there is only one (1) Bidder. The envelopes containing the Eligibility Documents from prospective bidders shall be opened one-by-one to check the submitted documents against the checklist of Eligibility Documents. The SSS-AADC shall mark on the envelope containing the Eligibility Documents, the time, date and place of the opening of said envelope.

2.4.2 Evaluation Process

2.4.2.1. The Eligibility Documents submitted by the Bidders shall be evaluated by SSS-AADC as to its veracity and financial capacity within five (5) working days.

2.4.2.2. Eligibility Documents submitted by the Bidders shall be evaluated on a pass or fail basis to determine if the Bidder (or the member-firms) complies with or satisfies all the requirements. Only those who strictly comply with all eligibility requirements shall be declared "ELIGIBLE", be issued the Bid Form and be allowed to submit Bids. In this regard, failure to submit a requirement, or an incomplete submission, merits a "failed" rating for the particular requirement. If a prospective bidder is rated "failed" IN ANY of the eligibility requirements, it shall be considered INELIGIBLE to further participate in the bidding procedure, and the SSS-AADC shall mark the set of Eligibility Documents of the prospective Bidder concerned as "ineligible".

Criteria for Credit Evaluation of Installment Buyers:

a. For Individual

Monthly amortization shall not exceed forty percent (40%) of the Net Disposal Income (NDI).

b. For Single Proprietorship/Corporation/Joint Venture

i. Liquidity Ratio of 1:1

ii. The balance of the purchase price is not more than thirty percent (30%) of the total Net Worth of the bidder.

2.4.2.3. The Eligible Bidders shall be notified by the SSS-AADC through a Bid Bulletin.

2.5 Submission of Sealed Bids and Bid Deposit

2.5.1 Eligible Bidders shall submit the duly accomplished Bid Form together with the Bid Deposit to SSS-AADC on or before the prescribed period which must be within five (5) working days after the issuance by the SSS-AADC of a Bid Bulletin to Eligible Bidders.

Eligible Bidders are required to submit one (1) set of original Bid and three (3) other set of copies thereof, with each set contained in a sealed envelope. In the event of any discrepancy between the original and the copies, the original shall prevail. Any interlineations, erasures, or overwriting shall be valid only if they are signed or initialed by the duly authorized representative/s of the Eligible Bidder.

2.5.2 Requires Bidders/authorized representatives to sign in the attendance logbook.

2.6 Sealing and Marking of Sealed Bids and Bid Deposit. Eligible Bidders shall enclose their original Bid and Bid Deposit in one sealed envelope marked "ORIGINAL-BID". Each copy of the original Bid shall be similarly sealed and duly marked as "COPY NO. ___ -BID" in another envelope. These envelopes containing the original and the copies shall then be enclosed in one single envelope. All envelopes shall:

2.6.1. contain the name of the Property to be bid in capital letters;

2.6.2. bear the name and address of the Eligible Bidder in capital letters;

2.6.3. be addressed to the Chairman, SSS-AADC as identified in the Invitation to Bid; and

2.6.4. bear a warning "DO NOT OPEN BEFORE..." the date and time for the opening of the Bid.

If envelopes are not sealed and marked as required, the SSS will assume no responsibility for the misplacement or premature opening of the Bids.

2.7 Opening and Evaluation of Sealed Bids

2.7.1 Bids shall be opened at the time, date and place specified by the SSS-AADC. The Bidders may attend the opening of the bids.

2.7.2 The Bids opened shall be evaluated based on the highest bids.

a. Tabulate bids

b. Determines highest Bidder

2.7.3 In case of a tie on the bid price, the Bidder who submitted the highest amount of Bid Deposit shall be chosen. However, toss coin shall be resorted to in case the winner in a tie cannot be decided based on the criteria mentioned herein.

2.7.4 The Bid Deposit of losing Bidder/s shall be returned immediately after the bidding without interest. The receipt by losing Bidder of his deposit shall be deemed a waiver on his part to contest the result of the bidding. However, should a losing bidder contest/protest/appeal the outcome of the bidding, his deposit shall be retained until the resolution thereof. Upon resolution of contest/protest/appeal, SSS shall return bid deposit of losing bidder/s without interest.

2.7.5 **Notification to the Highest Bidder.** The Highest Bidder shall be notified within three (3) working days after the Opening and Evaluation of Sealed Bids to submit Tax Clearance within five (5) working days from receipt hereof, if he/she submitted only proof of filing to qualify for eligibility.

2.8 Post Qualification

2.8.1 The SSS-AADC shall conduct post-qualification for a period of five (5) working days to verify the accuracy and authenticity of all the documents and information submitted by Bidder with the highest bid. Any material inconsistency, error or misrepresentation in the submitted documents shall be a ground for disqualification and forfeiture of the Bid Deposit.

2.8.2 If the bidder with the highest bid passes post-qualification, its bid shall be declared as the highest and complying bid. The SSS-AADC shall recommend to the SSC thru the SSS President and CEO (PCEO) that the sale of the Property be awarded to the said bidder as the Winning Bidder.

2.8.3 If the bidder with the highest bid fails post-qualification due to misrepresentation, fraudulent acts, falsification, submission of spurious/fake documents or commission of an offense in connection with the bidding process, or non-submission of Affidavit of Undertaking, the SSS-AADC shall notify the bidder of the results thereof and forfeit its Bid Deposit. The SSS-AADC shall declare a failure of bidding and conduct a re-bidding unless instructed by the PCEO/SSC to conduct a negotiated sale to the next highest bidder subject to the terms and conditions for public bidding and subject further to the following conditions:

- a. The difference between the highest bid and next highest bid is not more than five percent (5%); and
- b. The next highest bid is not lower than the minimum bid price. Otherwise, a re-bidding shall be conducted.

X. AWARD ON SALE OF PROPERTY/IES

1. The award shall be made to the bidder who made the most advantageous offer to the SSS.
2. As a rule, cash bids shall be preferred over installment bids.
3. An installment bid shall, however, be considered as more advantageous if the installment bid is greater by at least twenty percent (20%) over cash bid.
4. In case of installment bids, the bid with the shortest payment period shall be preferred unless the difference in the bids is greater by at least twenty percent (20%), in which case the bid with the longer payment period shall be considered more advantageous to the SSS.
5. The following order of preference shall be observed in selecting the highest Bidder in case of a tie in the cash or installment bids as the case maybe.
 - 5.1 Bidder who submitted the highest amount of Deposit.
 - 5.2 If with the same bid deposit; SSS member in good standing shall be preferred over non-SSS member bidder.

- 5.3 Toss coin shall be resorted to in case the winner in a tie cannot be decided, based on the above-mentioned criteria.
6. Within five (5) Working Days from determining the highest Bidder, the SSS-AADC shall recommend to the SSC thru the SSS PCEO the award on the sale of the property/ies to the highest Bidder.
7. Within five (5) Working Days from the SSC approval, the SSS-AADC shall issue to the Winning Bidder the Notice of Award. The Winning Bidder shall submit its/his/her confirmation on the receipt of the Notice of Award to the SSS-AADC within two (2) Working Days from receipt thereof either personally, registered mail, courier or electronically to the *email address of the Chairman of AADC*. AADC shall acknowledge confirmation by the Winning Bidder upon receipt of the same and shall furnish SSS-ROPAAAD with a copy of the Notice of Award.
8. The Notice of Award shall be sent and the Deed of Conditional Sale/Deed of Absolute Sale for signature of the Winning Bidder.

XI. FAILURE OF BIDDING

SSS-AADC shall declare a failure of bidding under any of the following circumstances:

1. There is no bidder;
2. If bid offers are below the Minimum Bid Price; or
3. All prospective bidders are declared ineligible.

XII. APPEAL

1. A Bidder determined as failed/disqualified and/or whose bid has been found non-complying may file an appeal in writing (Notice of Appeal) to the SSC. The appeal must be filed within seven (7) calendar days from receipt of the bid bulletin/notice of disqualification. The Notice of Appeal shall be accompanied by a Sworn Statement stating the grounds relied upon for the appeal and corresponding payment of a non-refundable appeal fee in an amount equivalent to at least one percent (1%) of the Minimum Bid Price or such amount as may be recommended by the SSS-AADC subject to approval of the PCEO, in the form of Manager's Check issued by a local savings/commercial or universal bank.
2. The bidding process will be suspended for a maximum period of thirty (30) calendar days while the appeal is being evaluated. The decision of the SSC on the appeal shall be final and immediately executory.

XIII. MODIFICATION AND WITHDRAWAL OF ELIGIBILITY DOCUMENTS

Prospective bidders may modify their Eligibility Documents after these have been submitted, provided that the modification is received by the SSS prior to the deadline prescribed for the submission and receipt of Eligibility Documents. Prospective bidders shall not be allowed to retrieve the Eligibility Documents they have originally submitted but shall only be allowed to submit another set which shall be properly identified and linked to its original Eligibility Documents marked as "MODIFICATION" and manifesting a stamp of receipt at a date prior to the deadline for submission. Receipt of the MODIFICATION after the deadline shall not be considered and shall be returned to the prospective bidder unopened.

A prospective Bidder may, through a Letter of Withdrawal, withdraw its Eligibility Documents after it has been submitted provided that the Letter of Withdrawal is received by the SSS prior to the deadline prescribed for the submission and receipt of Eligibility Documents. Eligibility Documents requested to be withdrawn shall be returned unopened to the prospective Bidders. A prospective Bidder that withdraws its Eligibility Documents shall not be permitted to submit another set of Eligibility Documents, directly or indirectly, for the same bid.

XIV. WAIVER

SSS shall be held free and harmless from any liability, costs and expenses, suit or allegation arising out of the participation by the private/public sector entities in this bidding procedure. The decision of the SSC is final. All Bidders waive all rights to seek legal action (e.g., Temporary Restraining Order, lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder. Prospective Bidders shall submit a waiver together with the Eligibility Documents to the SSS.

XV. CANCELLATION OF DEED OF CONDITIONAL SALE (DCS) OR DEED OF ABSOLUTE SALE (DOAS)

The SSS shall have the right to rescind the DCS/DOAS, revert back ownership of the property to SSS and forfeit the bid security, and all or part of cash/installment payments made, if warranted, by the Winning bidder in case of default in its/his/her obligations with SSS under the terms of the Affidavit of Undertaking executed by him to qualify for the bidding.

In case of cancellation of DCS/DOAS, SSS shall conduct a re-bidding.

XVI. SSS' RESERVED RIGHTS

1. SSS reserves the right to reject any or all Eligibility Documents, to waive any defect or informality thereon or minor deviations, which do not affect the substance and validity of the bid.

2. SSS reserves the right to review other relevant information affecting the Bidder or its Eligibility Documents before its declaration as eligible to participate further in this bidding procedure and be allowed to submit Cash / Installment Bids. Should such review uncover any misrepresentations made in the Eligibility Documents, or any change in the situation of the Bidder, which affects its eligibility, the SSS-AADC shall consider the said Bidder as ineligible and shall disqualify it from submitting a bid.
3. SSS further reserves the right to call off this bidding prior to acceptance of the bid(s) and call for a new bidding procedure under amended rules, and without any liability whatsoever to any or all the Bidders, except the obligation to return the Bid Deposit.
4. SSS reserves the right to reset the date of the Pre-Bid Conference, the deadline for the submission of Eligibility Documents, the date of other pertinent activities, the date of announcement of the Eligible Bidders or otherwise revise the timetable for the disposition at hand in any case as it may be deemed necessary, but especially on "Force Majeure" or fortuitous events that shall mean events which could not have been foreseen or which were inevitable and beyond the control of SSS.
5. The SSS assumes no obligation to compensate or indemnify parties for any expense or loss that they may incur as a result of their participation in this process, nor does SSS and/or its AADC guarantee that an award will be made as a result of this invitation. Furthermore, the SSS reserves the right to waive any defects or formality in the responses to the eligibility requirements and to this invitation and reserves the right to accept the bid most advantageous to the agency.

XVII. ANTI-CORRUPTION POLICY

1. The Bidders, their Directors and Officers are prohibited from communicating with or contacting, directly or indirectly, any of the SSS officers and employees, Consultant, SSS-AADC and its Secretariat on matters concerning the bidding process except for queries and clarifications of proposal which must be in writing and addressed to the SSS-AADC Chairman.
2. The Bidders shall not offer or give, directly or indirectly, any amount, benefit or advantage to any of the SSS officers and employees, Consultant, SSS-AADC and its Secretariat. Violation of this policy shall be a ground for disqualification or revocation of the award, if any, without prejudice to damages that SSS may recover for any loss or damage that may result therefrom.

XVIII. TIMETABLE OF ACTIVITIES

	Activities	Number of calendar days	Timetable
1	Publication of Invitation to Bid (Dec. 10, 17 & 24)	21 days	December 10, 2021 to December 30, 2021
2	Issuance of TOR	31 days	December 10, 2022 to January 09, 2022
3	Pre-Bid Conference	1 day	January 10, 2022
4	Deadline for Submission of Written Requests for Clarification/Inquiries	5 working days	January 11, 2022 to January 17, 2022
5	Last day of Issuance of Bid Bulletin	1 day	January 18, 2022
6	Stage 1: Preliminary Assessment of Eligibility Documents	2 working days	January 19 to 20, 2022
7	Stage 2(a): Submission, Opening and Checking of Eligibility Documents against Checklist of Requirements	1 day	January 21, 2022
8	Stage 2(b): Evaluation of Eligibility Documents as to Veracity and Financial Capacity and Approval by the AADC	3 working days	January 24 to 26, 2022
9	Stage 2(c): Notification to Eligible/Ineligible Bidders thru Bid Bulletin	1 day	January 27, 2022
10	Stage 3: Submission, Opening and Evaluation of Cash/Installment Bid Proposals with Bid Deposit and Determination of the Highest Bidder	1 day	January 28, 2022
11	Post-Qualification	5 working days	January 31, 2022 to February 07, 2022
12	SSS-AADC Recommendation to Declare the Winning Bidder to SSC	5 working days	February 08, 2022 to February 14, 2022
13	SSC Approval of Winning Bidder	1 day	February 15, 2022
14	Review of Contract by the OGCC	20 working days	February 16, 2022 to March 16, 2022
15	Issuance of Notice of Award	5 working days	March 17, 2022 to March 23, 2022
16	Execution of Deed of Conditional Sale/ Deed of Absolute Sale and Full Payment/Issuance of PDCs by the Winning Bidder of the Balance of the Purchase Price/Down	10 working days	March 24, 2022 to April 06, 2022

The above is an indicative timetable which may change at the discretion of the SSS-AADC.

ANNEXES

Annex A	INVITATION TO BID
Annex B	LIST OF PROPERTIES
Annex C	PHOTOCOPY OF TRANSFER CERTIFICATE OF TITLE AND TAX DECLARATION
Annex D	SAMPLE AMORTIZATION SCHEDULE
Annex E	CHECKLIST OF DOCUMENTS
Annex F	PRO-FORMA ELIGIBILITY STATEMENT
Annex G	BUYER'S INFORMATION SHEET
Annex H	SAMPLE FORM – WAIVER OF RIGHT TO SEEK LEGAL REMEDIES
Annex I	DRAFT – CONTRACTS DEED OF CONDITIONAL SALE DEED OF ABSOLUTE SALE
Annex J	PRO-FORMA BID PROPOSAL

ANNEX “A”

Invitation to Bid

ANNEX "A"



Social Security System
East Avenue, Diliman, Quezon City

INVITATION TO BID

FOR THE SALE OF SSS OWNED BELLA VILLA ONE CONDOMINIUM
(No. 5 Hamburg, Merville Park Subdivision, Parañaque City,)

The **SOCIAL SECURITY SYSTEM (SSS)** is inviting interested bidders, to bid in cash or installment, for the sale through public bidding of SSS-owned units and parking slots in Bella Villa One Condominium, as follows:

No.	Name of Bldg.	Number		Area (sq.m.)	MINIMUM BID PRICE
		Unit/PS	CCT		
1	Andalucia	A-208	7990	158.00	7,127,459.00
2		A-41	7955	13.00	459,000.00
3		A-59		13.00	459,000.00
				184.00	8,045,459.00
4		A-308	7993	158.00	7,127,459.00
5		A-42	7943	13.00	459,000.00
6		A-60		13.00	459,000.00
				184.00	8,045,459.00
7		A-02	7964	13.00	459,000.00
8		A-05	7965	13.00	459,000.00
9		A-20	7946	13.00	459,000.00
10		A-21	7953	13.00	459,000.00
11		A-25	7959	13.00	459,000.00
12		A-26	7976	13.00	459,000.00
13		A-27	7947	13.00	459,000.00
14		A-45		13.00	459,000.00
				104.00	3,672,000.00
15	Barcelona	B-106	7915	174.26	7,860,955.89
16		B-27	7940	13.00	459,000.00
17		B-28	7941	13.00	459,000.00
				200.26	8,778,955.89
18		B-303	7919	187.54	8,460,023.31
19		B-01	7932	13.00	459,000.00
20		B-02	7933	13.00	459,000.00
				213.54	9,378,023.31
21		B-306	7921	223.47	10,080,843.21
22		B-37	7929	13.00	459,000.00
23		B-38	7928	13.00	459,000.00
				249.47	10,998,843.21
24	Barcelona	B-308	7922	222.67	10,044,755.01

No.	Name of Bldg.	Number		Area (sq.m.)	MINIMUM BID PRICE
		Unit/PS	CCT		
25		B-41	7926	13.00	459,000.00
26		B-42	7927	13.00	459,000.00
				248.67	10,962,755.01
27	Cataluna	C-305	7968	223.47	10,326,325.00
28		C-34	7980	13.00	459,000.00
29		C-33	7981	13.00	459,000.00
				249.47	11,244,325.00
	Total			1,633.41	71,125,820.41

TERMS OF SALE

A. TERMS OF PAYMENTS

For Cash Bid

Bid Deposit is at least ten percent (10%) of the Bid Price / Purchase Price and shall be paid upon submission of the Bid Form. Payment of Balance is within ten (10) working days from the Winning Bidder's receipt of the Deed of Absolute Sale (DOAS).

For Installment Bid

Bid Deposit is at least thirty percent (30%) of the Bid Price / Purchase Price and shall be paid upon submission of the Bid Form.

Payment of Balance: Maximum term of ten (10) years with an interest rate of nine percent (9%) p.a. on the balance. Monthly installment shall be computed on a declining balance method.

The Monthly Installment Payments shall be payable through the issuance of Post-Dated Checks (PDCs) within ten (10) working days from the Winning Bidder's receipt of Deed of Conditional Sale (DCS).

B. Other terms and Conditions:

Sale is on an "as-is, where-is" basis

1. Except for the Capital Gains Tax, the Winning Bidder shall pay for all the taxes, duties, fees and other impositions as may be levied under the Applicable Law or which may be due on the property during the duration of the installment sale and in the transfer of the Transfer Certificate of Title.
2. Interested Bidders may secure Terms of Reference (TOR) for the subject bidding starting on December 10, 2021 from the Acquired Assets Disposal Committee (AADC) Secretariat, 7th Floor, Office of the Executive Vice President for Investments Sector, SSS Building, East Avenue, Diliman, Quezon City for a non-refundable fee of **FIVE THOUSAND PESOS (P5,000.00)**, payable to the

SSS in cash or manager's check. The last day for the submission of the accomplished Eligibility Documents shall be on the date of the opening of Eligibility Documents on January 21, 2022 not later than 10:00 A.M. at the SSS Building, East Avenue, Diliman, Quezon City.

3. Bidding is open to individuals/sole proprietorship, partnerships, corporations and Joint Ventures (JV) authorized by law to acquire properties in the Philippines.
4. Copies of Transfer Certificates of Title, Lot Plan and any information on the properties for bidding may be secured from the ROPA and Acquired Assets Department, 5th Floor, SSS Building, East Avenue, Diliman, Quezon City.
5. A pre-bid conference among the interested bidders relative this sale is set on January 10, 2022 at 10:00 A.M., at the **R.M. Hall, 2nd Floor, SSS Building, East Avenue, Diliman, Quezon City.** The objective of the conference is to discuss the Property, the TOR and other possible questions from the prospective bidders.
6. A copy of the TOR may likewise be viewed in the SSS website (www.sss.gov.ph).
7. Opening of Bid proposal is on January 28, 2022 at 10:00 A.M., **SSS SSS Building, East Avenue, Diliman, Quezon City.**
8. The SSS assumes no obligation to compensate or indemnify parties for any expense or loss that they may incur as a result of their participation in this process, nor does SSS and/or its AADC guarantee that an award will be made as a result of this invitation. Furthermore, the SSS reserves the right to waive any defects or formality in the responses to the eligibility requirements and to this invitation and reserves the right to accept the bid most advantageous to the agency.

For further information, please refer to:

The Secretariat

Acquired Assets Disposal Committee

7th Floor, Office of the Executive Vice President for Investments Sector
SSS Main Building, East Avenue
Diliman, Quezon City

Tel # (02) 920-6401 local 5110

Email – aadc@sss.gov.ph

**THE CHAIRMAN
ACQUIRED ASSETS DISPOSAL COMMITTEE**

ANNEX “B”

LIST OF PROPERTIES

ANNEX "B"

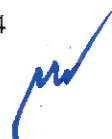
LIST OF SSS PROPERTIES

No.	Name of Bldg.	Number		Area (sq.m.)	MINIMUM BID PRICE
		Unit/PS	CCT		
1	Andalucia	A-208	7990	158.00	7,127,459.00
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5		A-42	7943	13.00	459,000.00
6		A-60		13.00	459,000.00
				184.00	8,045,459.00
7	Andalucia Extra Parking Slots	A-02	7964	13.00	459,000.00
8		A-05	7965	13.00	459,000.00
9		A-20	7946	13.00	459,000.00
10		A-21	7953	13.00	459,000.00
11		A-25	7959	13.00	459,000.00
12		A-26	7976	13.00	459,000.00
13		A-27	7947	13.00	459,000.00
14		A-45		13.00	459,000.00
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28		C-34	7980	13.00	459,000.00
29		C-33	7981	13.00	459,000.00
				249.47	11,244,325.00
	Total			1,633.41	71,125,820.41

ANNEX “C”

Copy of Transfer Certificate of Titles and Tax Declarations

ANDALUCIA BUILDING



SN No. 234197

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

PARARAQUE CITY

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. - 7990 -

WELFA VILLA I
(Republic Act No. 4726)

BUILDING ANDALUCIA

IT IS HEREBY CERTIFIED that the unit identified and described as:

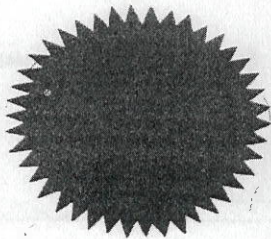
UNIT NO.	UNIT TYPE	FLOOR	NO. OF BEDROOMS	AREA (in sq. m.)
208	E	2nd	3	158

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 79551, which embraces and describes the land located at Brig. Ibaño, Pararaque City with an area of 1,351 sq. m. square meters, is registered in the name of*

SOCIAL SECURITY SYSTEM, a government owned and controlled corp. created pursuant to the Law of Rep. Act No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This Transfer certificate is a transfer from Condominium Certificate of Title No. 79551, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Pararaque City
Philippines, on the 3rd day of AUGUST
in the year 1988 at 12:00 M.
at 4:20 M.

Sgt. Rida, West Ave., C.A.C.
(Owner's Postal Address)

OPHELIA E. ARON STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**--In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

Treasury Division
Certified True Copy
MAKED CASTELO
Section Head, S.U.
Date 12/17/88

Social Security System
Treasury Division

Certified True Copy

MARY ANN D. CASTILLO
Section Head, SSIU

Date: 07/01/00



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

PROPERTY INDEX NO.: 124-00-007-58-078-1016

TAX DECLARATION NO.: E-007-CB977
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : SSS BLDG EAST AVE., DILIMAN, QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA 1 CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136351 BARANGAY : MERVILLE
LOT NO. : 1 PCS00 008571
BLK NO. :
BOUNDARIES :
NORTH : SOUTH :
EAST : WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MAR VAL
							1ST STORY	2ND STORY	3RD STORY	ROOF	
											1,413,120
MACHINERY					BLDG						
ASSESSOR'S FINDINGS					ANDALUCIA CONDO UNIT NO. 208	158.007 RC	RC				S.I.
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	CCT NO 7990						
					PARKING SLOT NO 41 & 59	26.00					
					CCT NO 7955						
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESSOR'S VALUE		
					IMPR	RES	1,413,120.00	35 %	494,590		
TOTAL ASSESSED VALUE :							TOTAL		494,590		
FOUR HUNDRED NINETY FOUR THOUSAND FIVE HUNDRED NINETY											

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TO. NO. E-007-08291

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08576 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 494,590.00

Received by :
Date :

Treasury Division
Certified True Copy
 MARY ANN D. CASTELO
 Section Head, SpUJ
 Date: 07/07/10



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
 Metropolitan Manila

PROPERTY INDEX NO.: 124-00-007-38-078-1016

TAX DECLARATION NO.: E-007-08977
 TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
 ADDRESS: SSS BLDG EAST AVE., DILIMAN, QUEZON CITY
 ADMINISTRATOR :
 ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY
 LOCATION OF PROPERTY : BELLA VILLA 1 CONDO, HAMBURG ST.
 CERTIFICATE OF TITLE NO. : 136351 BARANGAY : MERVILLE
 LOT NO. : 1 PCS00 008571
 BLK NO. :
 BOUNDARIES :
 NORTH : SOUTH :
 EAST : WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MAR VAL
						1ST STORY	2ND STORY	3RD STORY	ROOF	VAL	
											1,413,120
MACHINERY					BLDG						
ASSESSOR'S FINDINGS					ANDALUCIA						
					CONDO UNIT						
					NO. 208	158.00	RC		RC		P.1.
					CCT NO 7990						
					PARKING SLOT						
					NO 41 & 59	26.00					
					CCT NO 7955						
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESE VALUE		
	08/23/00				IMPR	RES	1,413,120.00	35 %	494,590		
TOTAL ASSESSED VALUE :							TOTAL		494,590		
FOUR HUNDRED NINETY											
FOUR THOUSAND FIVE HUNDRED NINETY											

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC.

TD. NO. E-007-08291

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
 Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
 Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08576 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
 BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
 PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 494,590.00

Received by :
 Date :

SN No. 234162

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

PARARAQUE CITY

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. 7955 -

BELLA VILLA I
(Republic Act No. 4726)

BUILDING ANDALUSIA

IT IS HEREBY CERTIFIED that the unit identified and described as:

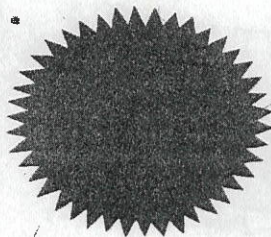
PARKING SLOTS NO.	FLOOR	AREA IN SQ. M.	LOT NO./s in Plan
41	Basement	26	41 & 59

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 7955 which embraces and describes the land located at Barrio, Ibaig, Pararaque City with an area of 1,891 sq. m. square meters, is registered in the name of*

SOCIAL SECURITY SYSTEM, a government owned and controlled corp.
created pursuant to the Prev. of Rep. Act No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

No.** Transfer certificate is a transfer from Condominium Certificate of Title 7955, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Pararaque City
Philippines, on the 3rd day of AUGUST
in the year nineteen hundred and two thousand
at 1:50 P.M.

SSS Building, East Ave., S.C.
(Owner's Postal Address)

OPELIA E. ABUEA STA. MARIA
(Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

Social Security System
Treasury Division

Certified True Copy

MARY ANN D. CASTELO

Notary Public, S.C.U.

Date: 8/2/02

Social Security System
Treasury Division

Certified True Copy

MARY ANN D. CASTELO

Section Head, SSIU

Date: 07/09/10



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

PROPERTY INDEX NO.: 124-00-007-58-078-1016

TAX DECLARATION NO.: E-007-18977
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : SSS BLDG EAST AVE., DILIMAN, QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY
LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136351 BARANGAY : MERVILLE
LOT NO. : 1 PCS00 008571
BLK NO. :
BOUNDARIES :
NORTH : SOUTH :
EAST : WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS

ASSESSOR'S FINDINGS

KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL	MAR VAL
							1ST STORY 2ND STORY 3RD STORY ROOF	
								1,413,120

MACHINERY

ASSESSOR'S FINDINGS

DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE

KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESSOR VALUE
IMPR	RES	1,413,120.00	35 %	494,590

TOTAL ASSESSED VALUE :

FOUR HUNDRED NINETY
FOUR THOUSAND FIVE HUNDRED NINETY

TOTAL

494,590

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC.

TO. NO. E-007-08291

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08576 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 494,590.00

Received by :
Date :

SN No. 234200

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

PARANAQUE CITY

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. -7995-

DELIA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTELO
Section Head, SCU
Date: 8/27/95

ELDO. ANAINGIA

IT IS HEREBY CERTIFIED that the unit identified and described as:

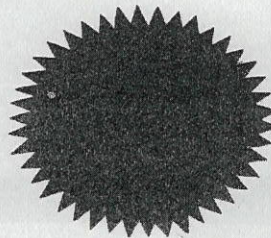
UNIT NO.	UNIT TYPE	FLOOR	NO. OF BEDROOMS	AREA (In sq. m.)
308	E	3rd		158

in the diagrammatic floor plan appended to the enabling master deed of the condominium project annotated on ~~Transfer~~ Certificate of Title No. ~~10551~~ which embraces and describes the land located at ~~3rd. Ave., Paranaque City~~ with an area of ~~1,991 sq. m.~~ square meters, is registered in the name of*

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act. No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

No.** This condominium certificate is a transfer from Condominium Certificate of Title No. ~~6113/1-74~~, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Paranaque, Metro Manila
Philippines, on the 3rd day of AUGUST
in the year ~~1995~~ two-thousand
at 4:20 p.m.

SSS Building East Ave., Quezon City
(Owner's Postal Address)

OFELIA R. ANTONIO, MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.
**-In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

(When necessary use this page for the continuation of the technical description)

Entry No.

A PARCEL OF LAND (Lot 7, of the cons. subd. plan Pcs-00-005571
a portion of the cons. of Lot 19, Bk. 3, L.R.C. Pcs-8165, Lot 24, Bk.
0-055624, Loc 25, B. Pcs-04-0035624, 3545-D-2-B (L.R.C.) Pcd-94310, Lot
2-A (L.R.C.) Pcd-94310, Lot 3635-B (L.R.C.) Pcd-81410, Lot 3635-C-1, Pcs-
254, Lot 3635-C-2, Pcd-04-002254, 3635-D-3 and Lot 3635-D-1 (L.R.C.) Pcs-
1458, L.R.C. No. N-3916, etc.) situated in Brgy. Itayo, Mun. of Parañaque,
N.M., Is. of Luzon.

No. 6693 — MASTER DEED WITH DECLARATION OF RESTRICTIONS — executed by
 the URBAN PROPERTY INVESTMENT CO., INC., as Trustee,
 for AMBA & ROBERTO J. CONDE, as Beneficiaries,
 to convert the herein described property into a
 VILLAGE, it consists of 3 Bldgs. B, C & D, each
 having ground parking floor; Bldgs. B & C, 4 floor
 parking floor; 3 1/2 tubs, pool, playground & service
 terms and conditions set forth in Docs. No. 2
 City, Gilbert H. W. et al., dated July 11,
 of inscription - July 13, 1997 - 1:29 p.m.

ACTG. DIR. REGISTER OF DEEDS

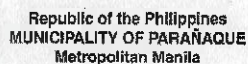
ENTRY NO. 6183 FIRST ALIEN 11:15
 NAME OF REAL OWNER
 NAME OF ALIEN 11:15
 No. 08 Page No. 5: Book No. 11: 8
 Deeds of Paraphage M.M. this part
 Registered and Alied
 Deeds and equitable servitudes (restrictions)
 DATE OF INSTRUMENT 7-19-98 HJT am
 DATE OF INSCRIPTION 7-20-98

OFELIA E. ADUEG-STA. MARTA
REGISTER OF DEEDS

DEE LIA E. ARZEGASTA. MARIA
Register of Deeds

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds



PROPERTY INDEX NO. : 124-00-007-58-078-1024

TAX DECLARATION NO.: E-007-08980 *6-10-10*
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : SSS BLDG EAST AVE., DILIMAN, QUEZON CITY
ADMINISTRATOR :
ADDRESS :

IMPORTANT ; Issued for taxation purposes and should not be considered as title to the property.

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA 1 CONDO, HAMBURG ST.
 CERTIFICATE OF TITLE NO. : 136351 BARANGAY : MERVILLE
 LOT NO. : 1 PCS 00 008571
 BLK NO. :
 BOUNDARIES :
 NORTH : SOUTH :
 EAST : WEST :

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MA
							1ST STORY	2ND STORY	3RD STORY	ROOF	VA
MACHINERY					BIDE						
ASSESSOR'S FINDINGS					ANDALUCIA						
					CONDO UNIT						
					IND 308	158.00	RC	RC			1,413,120
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	ECT NO 7993						
					PARKING SLOT						
					IND 42 & 60	26.00					
					ECT NO 7942						
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSTMT LEVEL	ASSESS VALUE		
					IMPR	RES	1,413,120.00	35 %	494,59		
TOTAL ASSESSED VALUE :							TOTAL		494,59		
FOUR HUNDRED NINETY											
FOUR THOUSAND FIVE HUNDRED NINETY											

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC.

TO, NO. E-007-08291

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08584 IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLARATION
 BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 _____ BY _____
 PREVIOUS OWNER DWC-UPDI PREVIOUS ASSESSED VALUE: LAND _____ IMPROVEMENT 494,590.00

Received by: _____
Date: _____

SN No. 198300

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

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. - 1943 -

(Book No. 1726)

Social Security System
Treasury Division
Certified True Copy
MAKED CASTILLO
Section Head, SCU
Date 7/27/93

UNIT IDENTIFIED AND DESCRIBED AS:

PARKING SLOTS NO.
42

FLOOR AREA (in sq.
Basement 26

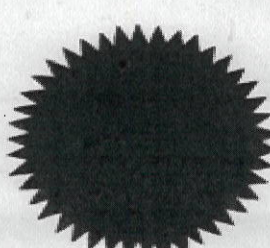
LOT NO./s in Plan
42 & 60

In the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Certificate of Title No. 19431 which embraces and describes the land located at TRANSFER 19431 with an area of 1,091 sq. m.

SOCIAL SECURITY SYSTEM, a government-owned and controlled corp. created pursuant to the Law, of Rep. Act No. 1161, as amended

as owner(s) of said unit in fee simple, subject to the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This certificate is a transfer from Condominium Certificate of Title No. 19431, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Paraisque City
Philippines, on the 2nd day of AUGUST
in the year nineteen hundred and two thousand
at 4:20 p.

OPHELIA E. ABUEG, STA. MARIA
(Register of Deeds)

*State the civil names, names of spouses if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.
**In case of dual insurance, type the words "Not Applicable Original" enclosed in parenthesis.

Social Security System
Treasury Division

Certified True Copy

MARY ANN D. CASTELO

Section Head, SSU

Date: 09/09/10



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

PROPERTY INDEX NO.: 124-00-007-58-078-1024

TAX DECLARATION NO.: E-007-03980
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM

ADDRESS : 555 BLDG EAST AVE., DILIMAN, QUEZON CITY

ADMINISTRATOR :

ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA 1 CONDO, HAMBURG ST.

CERTIFICATE OF TITLE NO. : 136351 BARANGAY : MERVILLE

LOT NO. : 1 PCS 00 008571

BLK NO. :

BOUNDARIES :

NORTH :

EAST :

SOUTH :

WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS					
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL			MA/VA
							1ST STORY	2ND STORY	3RD STORY	ROOF

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC.

TD. NO. E-007-08291

RECOMMENDING APPROVAL :

JOSE MARLEO R. DEL ROSARIO

Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE

Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08584 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION

BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY

PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 494,590.00

Received by :

Date :

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A parcel of land (Lot 4 of the ... plan Pcs-00 008771, ...
 ... cons. of Lot ... Lot 24, ...
 ... Blk. ... Pst-00 ... Pst-31410, ...
 ... Pst-31410, Lot 3000, ... Lot 3635-C-2, Pst-04-00
 ... 3635-D-3, and Lot 3635-D-1, LRC Pst-91658, LRC Rec. No. 3916), etc.), situated
 in Brgy. Ibayo, Mun. of Paranaque, Is. of Luzon.

Entry No. 6693 — MASTER DEED WITH DECLARATION OF RESTRICTIONS —
 ... URBAN PROPERTY ...
 ... DANIELLE MARIA ...
 ... convert the herein described property into a ...
 ... VILLAGE, it consist of ... BUILDINGS: 1 ...
 ... ground parking floor, Bldgs. B & C - 4 floor ...
 ... building, a clubhouse, pool, playground & ...
 ... and ... forth in Docs. No. 2 ...
 ... H. ... dated July 11, ...
 ... inscription - July 13, 1997 - 1:29 p.m.

RAYMOND G. RAYOS
 DEPT. REGISTER OF DEEDS

ENTRY NO. 0124 FIRST AMENDMENT OF MASTER DEED
 ... OF REAL COVENANTS ...
 ... DANIELLE MARIA ...
 ... No. 23, Page No. 3, Book No. 1; ...
 ... Paranaque M.M. ... is parcel of ...
 ... and equitable servitudes (restrictions)

DATE OF INSTRUMENT 7-17-98
 DATE OF INSCRIPTION 8-04-98

from 67A

OFELIA F. ABUEG - STA. MARIE
 REGISTER OF DEEDS

(Sgt.)

OFELIA F. ABUEG - STA. MARIE
 Register of Deeds

(Memorandum of Encumbrances continued on Page ... -B)
 (Technical Description continued on Additional Sheet ... Page ... -)

Register of Deeds



Republic of the Philippines
MUNICIPALITY OF PARANAQUE
Metropolitan Manila

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTELO
Section Head, SSU
Date: 8/20/10

PROPERTY INDEX NO.: 124-00-007-58-078-1024

TAX DECLARATION NO.: E-007-08980
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM					DESCRIPTION AND OTHER PARTICULARS OF PROPERTY				
ADDRESS : SSS BLDG EAST AVE., DILIMAN, QUEZON CITY					LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.				
ADMINISTRATOR :					CERTIFICATE OF TITLE NO. : 136351 BARANGAY NERVILLE				
ADDRESS :					LOT NO. : 1 PCS 00 008571				
IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.					BLK NO. :				
BOUNDARIES :					SOUTH :				
EAST :					WEST :				
LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)					BUILDING AND OTHER IMPROVEMENTS				
ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS				
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL	MAI	VA
							1ST STORY 2ND STORY 3RD STORY ROOF		
									1,413.12
MACHINERY					SLOE				
ASSESSOR'S FINDINGS					ANDALUCIA				
					CONDO UNIT				
					NO 308				
					CCT NO 7993				
					PARKING SLOT				
					NO 42 & 60				
					CCT NO 7947				
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSES VALUE
					IMPR	RES	1,413,120.00	35 %	494,59
TOTAL ASSESSED VALUE :								TOTAL \$	494,59
FOUR HUNDRED NINETY									
FOUR THOUSAND FIVE HUNDRED NINETY									
ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC.					TD. NO. E-007-08291				
RECOMMENDING APPROVAL :					APPROVED :				
JOSE MARLEO P. DEL ROSARIO Asst. Municipal Assessor					SOLEDAD S. MEDINA CUE Municipal Assessor				
THIS DECLARATION CANCELS TAX NOS. E-007-08584 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLAR									
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 18 BY									
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 494,590.00									
Received by : Date :									

ANDALUCIA BUILDING EXTRA PARKING SLOTS

SN No. 234169

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

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. - 7964 -

WELFARE VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANNE D. CANTERO
Deputy Director
Date: 8/20/00

IT IS HEREBY CERTIFIED that the unit identified and described as:

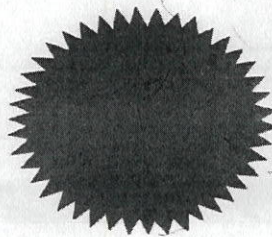
PARTIAL SLOT NO.	FLOOR	AREA IN SQ. M.	NOTED IN PLAN
2	Basement	13	2

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on ~~Transfer~~ Certificate of Title No. ~~7963~~ which embraces and describes the land located at ~~Reg. Ilaya, Paranaque City~~ with an area of ~~1,891.00~~ square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government owned and controlled corp. created pursuant to the Law, of Rep. Act 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This ~~transfer~~ certificate is a transfer from Condominium Certificate of Title No. ~~7963~~, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at ~~Paranaque City~~
Philippines, on the ~~10th~~ day of ~~AUGUST~~
in the year ~~1999~~ at ~~4:30 P.M.~~

500 Bldg., East Ave., C.C.
(Owner's Postal Address)

OFELIA E. ABUEG STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A parcel of land (Lot 4 of the ... plan Psd-0008771, ...
 (the cons. of Lot 1, ... Lot 24, ...
 ... Bldg. (Psd-04-01, ... Psd-31410, ...
 ... Psd-31410, Lot 3000, ... Lot 3635-C-2, Psd-04-01
 ... 25-D-3, and Lot 3635-D-1, LRC Psd-91658, LRC Rec. No. 3916), etc.), situated
 in Brgy. Ibayo, Mun. of Parañaque, Is. of Luzon.

Entry No. 6693 — MASTER DEED WITH DECLARATION OF RESTRICTIONS —
 by ... URBAN PROPERTY ...
 ... SBA & ROBERTO J. GONZALES ...
 ... the herein described property into a ...
 ... VILLAGE, it consist of ... BUILDINGS: ...
 ... ground parking floor, Bldgs. B & C - 4 floor
 ... a clubhouse, pool, playground & ser
 ... and conditions set forth in Docs. No. 2
 ... fire, Hubert H. ... dated July 11,
 ... inscription - July 13, 1997 - 1:23 p.m.

RAYMOND G. RAMOS
 DEPT. REGISTER OF DEEDS

ENTRY NO. 6124 FIRST AMENDMENT OF MASTER DEED
 ... OF REAL COVENANTS ...
 ... by DANILLE MARIA ...
 ... and registered ...
 ... No. 23, Page No. 5, Book No. 1; Sit
 ... Parañaque, M.M. this parcel of
 ... and equitable servitudes (restrictions)

DATE OF INSTRUMENT 7-17-94
 DATE OF INSCRIPTION 8-01-94

WIT ON

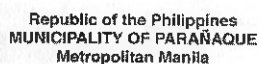
OFELIA E. ABUEG-STA. MARIA
 REGISTER OF DEEDS

(Sgt.)

OFELIA E. ABUEG-STA. MARIA
 Register of Deeds

(Memorandum of Encumbrances continued on Page-B)
 (Technical Description continued on Additional Sheet Page-)

Register of Deeds



PROPERTY INDEX NO.: 124-00-007-58-078-1035

TAX DECLARATION NO. : E-007-089866
SEGREGTN

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : SSS BLDG EAST AVE., DILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
 CERTIFICATE OF TITLE NO. : 136351 BARANGAY : MERVILLE
 LOT NO. : 1 PCS 00 008571 REM-Portion
 BLK NO. :
 BOUNDARIES :
 NORTH : SOUTH :
 EAST : WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MARKET VALUE
							1ST STORY	2ND STORY	3RD STORY	ROOF	
											1,397.76
MACHINERY					BLDG						
ASSESSOR'S FINDINGS					ANDALUCIA	182.00	RD	SC			G.I.
					PARKING SLOT						
					NO. 102, 20, 21, 22						
					5,400 & 58						
					CCT NO 7960						
					7965, 7946,						
					7952, 7951,						
					7956, 7959,						
					7976, 7947,						
					7965, 7948,						
					7963						
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESSED VALUE		
					IMPR	RES	1,397,760.00	50 %	698.88		
TOTAL ASSESSED VALUE :								TOTAL :	698.88		
SIX HUNDRED NINETY											
EIGHT THOUSAND EIGHT HUNDRED EIGHTY											

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TO. NO. E-007-08291

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08716 IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLAR.
 BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 _____ BY _____
 PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND _____ IMPROVEMENT 4,020,960.00

Received by : _____
Date : _____

SN No. 234172

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

REGISTRY OF DEEDS FOR THE PARANAQUE CITY

Condominium Certificate of Title

No. -7965-

(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTILLO
Section Head, SCS
Date 9/10/12

IT IS HEREBY CERTIFIED that the unit identified and described as:

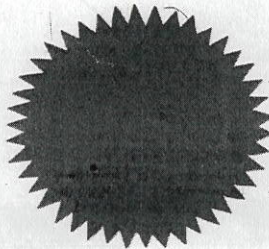
PARKING SLOT NO.	FLOOR	AREA IN SQ. M.	SLOT NO. in Plan
5	BASEMENT	13	5

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 136351 which embraces and describes the land located at Greg. Buaya, Paranaque City with an area of 1,491 sq. m. square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government owned and controlled corp. created pursuant to the Gov. of Rep. Act 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This Transfer certificate is a transfer from Condominium Certificate of Title No. ** which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Paranaque City
Philippines, on the 1st day of August
in the year 1965 and one thousand
at 4:20 p.m.

538 Sdg. East Ave., C.C.
(Owner's Postal Address)

OFELIA M. ABUEG-STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A PARCEL OF LAND (Lot 7, of the cons. subd. plan Pcs-00-008571 a portion of the ... Lot 19, Bk. 8 (LRC) Pcs-8165, Lot 24, Bk. 00-035624, Lot ... 00-035624, 3635-D-2-B (LRC) Psd-94310, L ... 2-A (LRC) Psd-81410, Lot 3635-B (LRC) Psd-81410, Lot 3635-C-1, ... 3635-C-2, Psd-04-002254, 3635-D-3 and Lot 3635-D-1 (LRC) ... N-3916, etc.) situated in Brgy. Ibayo, Mun. of Paranaque.

Entry No. 6693 — MASTER DEED WITH DECLARATION OF RESTRICTIONS
by DMC URBAN PROPERTY ...
MADAMBIA & ROBERTO ...
and convert the herein described property into a ...
Bella Villaone, it consist of a 15 BUILDINGS: B ...
below ground parking floor, Bldgs. B & C - 4 floors ...
parking floor, 2 Clubhouse, pool, playground & se ...
the terms and conditions set forth in Docs. No. 2 ...
Atakati City, Hubert Hualtero, dated July 11,
Date of inscription - July 15, 1997 - 1:29 p.m.

RAYMOND G. RAMOS
ACTG. DEP. REGISTER OF DEEDS

ENTRY NO. 6182 FIRST AMENDMENT OF MASTER DEED
OF REAL COVENANTS & ...
servitudes: for Master De ...
No. 23; Page No. 5; Book No. 1; Series ...
Deeds of Paranaque, M.M., this parcel of ...
servitudes and equitable servitudes (restrictions)

DATE OF INSTRUMENT 7-17-98
DATE OF INSCRIPTION 7-20-98

from 67%

OFELIA ...
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds

(When necessary use this page for the continuation of the technical description)

Entry No. _____

A PARCEL OF LAND (Lot 7 of the cons. subdiv. plan Pcd-00-000571, for a portion of the cons. of Lot 1A, Blk. 1, C) Pcd-1-5, Lot 21, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608,

Title No. 6003 — MASTER DEED WITH DEED
 by JAMES LUDAN PROPERTY, INC. and
 MARGARITA & ROBERTO J. GONZALEZ, the
 grantors, hereby conveyed property into a
 single A VILLAGE, it consist of 5 lots (Bldgs. &
 below ground parking floor, Bldgs. B & C - 4 floor
 parking floor, a Clubhouse, pool, playground & 2
 lots, terms and conditions set forth in Docs. No. 2
 City of Hobart, H. Stephens, dated July 11,
 Date of inscription - July 15, 1997 - 1:20 p.m.

WILLIAM RAYMOND G. BARNES
ACT'G. DEP. REGISTER OF DEEDS

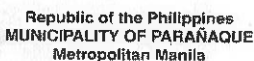
ENTRY NO. 6182 FIRST AMOUNT 1000 OF PARAGUAYAN CURRENCY Master Deed
OFFICE OF LAND GOVERNMENT, Asunción, Paraguay, No. 93 - Page No. 5; Book No. 1; Series
No. 93 - Page No. 5; Book No. 1; Series
No. 93 - Page No. 5; Book No. 1; Series
of 1933; and registered and filed with the Public Registry of Paraguay, M.M., this parcel of
land is subject to among others - 1. specific real covenants and equitable servitudes (restrictions),
DATE OF INSTRUMENT 7-17-98 11. Jan
DATE OF INSCRIPTION 8-25-98 (Cda) 10000000 10000000

from act - 6703

OFFICE OF THE ATTORNEY GENERAL
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds



PROPERTY INDEX NO. : 124-00-007-58-079-1035

TAX DECLARATION NO.: E-007-02966
SEGBEGIN

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS: SSS BLDG EAST AVE., DILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
 CERTIFICATE OF TITLE NO. : 136351 BARANGAY : MERVILLE
 LOT NO. : 1 PCS QQ 008571 REM-Portion
 BLK NO. :
 BOUNDARIES :
 NORTH : SOUTH :
 EAST : WEST :

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS					MA		
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				VA	
							1ST STORY	2ND STORY	3RD STORY	ROOF		
											1,697.76	
MACHINERY					BLDG							
					ANDALUCIA	182.00	RC	RC			6.L.	
ASSESSOR'S FINDINGS					PARKING SLOT							
					NO. (1220/21)							
					22-27 & 45							
					5,40 & 58							
					OCT NO 7960							
					7965, 7946							
					7952, 7951							
					7956, 7959							
					7976, 7947							
					7965, 7948							
					7953							
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSES VALUI			
					IMPR	RES	1,397,760.00	50 %	698.88			
					TOTAL ASSESSED VALUE :							
					TOTAL ↓							
					SIX HUNDRED NINETY							698.88
					EIGHT THOUSAND EIGHT HUNDRED EIGHTY							

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TO. NO. E-007-08291

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08716 IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLAR.
 BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 _____ BY _____
 PREVIOUS OWNER DNC-UPDI PREVIOUS ASSESSED VALUE : LAND _____ IMPROVEMENT 4,020,960.00

Received by : _____
Date : _____

SN No. 234160

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

REGISTRY OF DEEDS FOR THE PARANAQUE CITY

Condominium Certificate of Title

- 7953 -

No.

BELLA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MAY ANNE D. CASTELO
Section Head
Date: 07/07/02

BUILDING AREA/NO.

IT IS HEREBY CERTIFIED that the unit identified and described as:

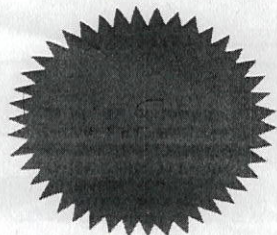
PARKING SLOPE NO.	FLOOR	AREA IN SQ. M.	BLDG NO./# in Plan
21	Basement	13	21

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on ~~Transfer~~ Certificate of Title No. ~~13332~~ which embraces and describes the land located at ~~13332, Parañaque, Metro Manila~~ with an area of ~~1,331.34 sq. m.~~ square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government owned and controlled corp. created pursuant to the Pres. Dec. No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This ~~6744~~ certificate is a transfer from Condominium Certificate of Title No. ~~6744~~ which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Parañaque City
Philippines, on the 14 day of AUGUST
in the year ~~one thousand and two thousand~~
at 4:20 P.M. m.

333 Bldg. East Ave. C.C.
(Owner's Postal Address)

QUEEN
S. MARIA S. ANTONIO, S.P.A. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

July No. 6693 — MASTER DEED WITH DECLARATION OF RESTRICTIONS — executed by **DUNCAN URBAN PROPERTY DEVELOPMENT, INC.**, **MARY JEA & ROBERTO J. CONSUELO**, the declarant will convert the herein described property into a **TRAIL VILLAGE**, it consist of **3 BUILDINGS:** Bldg. A - below-ground parking floor, Bldgs. B & C - 4 floors above ground, 8 res. floors & 1 below ground parking floor, a Clubhouse, pool, playground & security system. The same shall also be constructed subject to the terms and conditions set forth in Docs. No. 2 to 60. Rk. III, c. of 1997 of Not. Pub. for date of inscription - July 13, 1997 - 1:29 pm.

ENTRY NO. 7-17-98 FIRST AMENDMENT OF MASTER DEED
STATE OF REAL GOVERNORS & LOCAL AGENCIES
 ACTION BY SARITA L. SALLS, Plaintiff vs. Master Deed
 No. 1068 and registered as filed with the Public Records of Paragvau, M.M., this parcel of
 land is subject to various other specific real covenants and equitable servitudes (restrictions)
 DATE OF INSTRUMENT 7-17-98 II: JT om
 TYPE OF INSCRIPTION 7-20-98

(Sgt.) - [REDACTED] E. AD-52, NAME
[REDACTED] OF [REDACTED]

OFELIA E. ADAMS - STA. MARIA
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds

SN No. 234166

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

REGISTRY OF DEEDS FOR THE PARANAQUE CITY

Condominium Certificate of Title

No. - 7959 -

BELLA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTELO
Section Head, SCU
Date 9/19/02

BUILDING ABALUCIA

IT IS HEREBY CERTIFIED that the unit identified and described as:

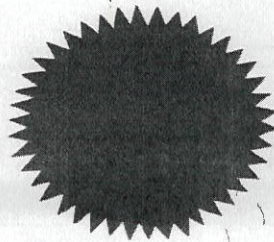
PARKING SLOTS NO.	FLOOR	AREA IN SQ. M.	LOT NO. in Plan
25	Basement	13	25

in the diagrammatic floor plan appended to the enabling master deed of the condominium project annotated on Transfer Certificate of Title No. 7959, which embraces and describes the land located at 1.491 sq. m. with an area of 1.491 square meters, is registered in the name of

SOCIAL SECURITY SYSTEM a government owned and controlled corp. created pursuant to the Franchise Law of Rep. Act No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This is a transfer certificate is a transfer from Condominium Certificate of Title No. 7959, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Paranaque City
Philippines, on the 1st day of August
in the year nineteen hundred and 4125 p. two thousand
at 4:25 p. m.

355 Bldg., East Ave., Q.C.

(Owner's Postal Address)

OFELIA E. ABUEA STA. MARIA

(Registered of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**--In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A PARCEL OF LAND (Lot 7, of the cons. subd. plan Pcs-00-098371 a portion of the cons. of Lot 19, Bk. 8 (LRC) Pcs-8165, Lot 24, Bk. 8, 00-035624, Lot 25, 8, Psd-00-035624, 3635-D-2-B (LRC) Psd-94310, Lot 26-A (LRC) Psd-94310, Lot 3635-B (LRC) Psd-31410, Lot 3635-C-1, Psd-31410, Lot 3635-C-2, Psd-04-002254, 3635-D-3 and Lot 3635-D-1 (LRC) Psd-04-002254, LRC R.C. No. N-3916, etc.) situated in Brgy. Ibayo, Mun. of Parañaque, M.M., Is. of Luzon.

Entry No. 6693 — MASTER DEED WITH DECLARATION OF RESTRICTIONS — executed by JOSE URBAN PROPERTY INVESTMENT CO., INC. (LRC) and MARIA L. SALES under Doc. No. 23, Page No. 5, Book No. 1, Series 1, dated July 11, 1997, and filed with the Register of Deeds of Parañaque, M.M., this parcel of land is hereby declared property into a subdivision project to be known as "VILLAGE ONE". It consists of 3 BUILDINGS: Bldg. A - 3 floors, (4 floors, 3 res. floors & 1 below ground parking floor, Bldgs. B & C - 4 floors, 3 res. floors & 1 below ground parking floor, a clubhouse, pool, playground & security area shall also be constructed subject to the terms and conditions set forth in Docs. No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, Bk. III, s. of 1997 of Not. Pub. for the inscription - July 15, 1997 - 1:29 p.m.

RAYMOND G. RAMOS
ATTY. DEF. REGISTER OF DEEDS

ENTRY NO. 6693 — FIRST AFFIDAVIT OF MASTER DEED
The facts by and between MARIA L. SALES under Doc. No. 23, Page No. 5, Book No. 1, Series 1, dated July 11, 1997, and filed with the Register of Deeds of Parañaque, M.M., this parcel of land is hereby declared property into a subdivision project to be known as "VILLAGE ONE". It consists of 3 BUILDINGS: Bldg. A - 3 floors, (4 floors, 3 res. floors & 1 below ground parking floor, Bldgs. B & C - 4 floors, 3 res. floors & 1 below ground parking floor, a clubhouse, pool, playground & security area shall also be constructed subject to the terms and conditions set forth in Docs. No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, Bk. III, s. of 1997 of Not. Pub. for the inscription - July 15, 1997 - 1:29 p.m.

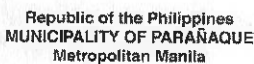
DATE OF INSTRUMENT 7-17-97
DATE OF INSCRIPTION 7-20-98

(Sgt.) ~~JOSE URBAN PROPERTY INVESTMENT CO., INC.~~
REGISTER OF DEEDS

OFELIA E. ARDUEO STI. MARI
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds



PROPERTY INDEX NO. : 124-00-007-58-078-1035

TAX DECLARATION NO. : E-007-09986
SEGREGTN

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS: SSS BLDG EAST AVE., DILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS:

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
 CERTIFICATE OF TITLE NO. : 136351 BARANGAY : MERVILLE
 LOT NO. : 1 PCS 00 006571 REM-Portion
 BLK NO. :
 BOUNDARIES :
 NORTH : SOUTH :
 EAST : WEST :

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MA VA
							1ST STORY	2ND STORY	3RD STORY	ROOF	
											1,997.76
MACHINERY					BLOG						
					ANDALUCIA	182.00	RC	FC			G.L.
ASSESSOR'S FINDINGS					PARKING SLOT						
					NO 02-20-21						
					22-27 & 35						
					5,40 & 58						
					CCT NO 7960						
					7960, 7946						
					7952, 7951						
					7956, 7959						
					7976, 7947						
					7965, 7948						
					7953						
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSES VALU		
					IMPR	RES	1,397,760.00	50 %	698.88		
TOTAL ASSESSED VALUE :											
SIX HUNDRED NINETY EIGHT THOUSAND EIGHT HUNDRED EIGHTY							TOTAL #		699.88		

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TD. NO. E-007-08291

RECOMMENDING APPROVAL:

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08716 IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 _____ BY _____
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND _____ IMPROVEMENT 4,020,960.00

Received by :
Date :

SN No. 234177

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

REGISTRY OF DEEDS FOR THE PARANAQUE CITY

Condominium Certificate of Title

No. 7976

DEL A VILLA I
(Republic Act No. 4726)

BUILDING ANDALUCIA

IT IS HEREBY CERTIFIED that the unit identified and described as:

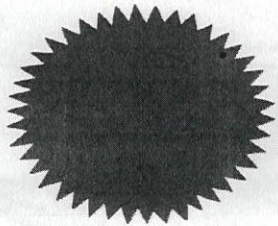
PARKING SLOTS NO.	FLOOR	AREA (in sq. m.)	Lot No/s in Plan
26	BASEMENT	13	26

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on ~~Transfer~~ Certificate of Title No. 15351 which embraces and describes the land located at ~~Bagy, Ibarra, Paranaque City~~ with an area of ~~1,891 sq. m.~~ square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government owned and controlled corp. created pursuant to the ~~Pro~~ of Rep. Act No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

~~1459/Emb~~ certificate is a transfer from Condominium Certificate of Title No. **, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Paranaque City
Philippines, on the 24 day of August
in the year ~~1991~~ and two thousand
at 4:22 P.M.

625 Bldg. East Ave., C.C.

(Owner's Postal Address)

OFELIA M. AMOR STA. MARIA

(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**--In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

SN No. 234154

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

REGISTRY OF DEEDS FOR THE PARANAQUE CITY

Condominium Certificate of Title

No. 7947 -

RELA VILLA I
(Republic Act No. 4726)

City System
Treasury Division
Certified True Copy
MAKAY ANN D. CASTILLO
Section Head, SC
Date: 10/16/10

REGISTERED LEGALITY

IT IS HEREBY CERTIFIED that the unit identified and described as:

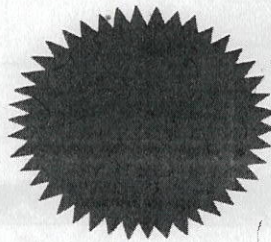
PARKING SLOTS NO.	FLOOR AREA (in sq. m.)	LOT NO./s in Plan
27	Basement 26	27 & 45

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 15591 which embraces and describes the land located at Bay, Davao, Paranaque, Davao with an area of 1,071 sq. m. square meters, is registered in the name of*

SOCIAL SECURITY SYSTEM, a government-owned and controlled corp. created pursuant to the Proclamation of Rep. Act No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This certificate is a transfer from Condominium Certificate of Title No. 15591, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Paranaque City
Philippines, on the 28 day of SEPTEMBER
in the year two thousand and two
at 4:20 p.m.

288 Bldg. East Ave., Q.C.
(Owner's Postal Address)

Queap
OFELIA E. ABUEG STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.
**-In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A PARCEL OF LAND (Lot 7, of the cons. subd. plan Pcs-00-002571, being a portion of the cons. of Lot 19, Bk. 8 (LRC) Pcs 2165, Lot 24, Bk. 8, 00-035624, Lot 25, 8, Psd-00-035624, 3635-D-2-B (LRC) Psd-94310, Lot 5, 192-A (LRC) Ps 194310, Lot 3635-B (LRC) Psd-31410, Lot 3635-C-1, Ps 194310, Lot 3635-C-2, Psd-04-002254, 3635-D-3 and Lot 3635-D-1 (LRC) Pcs 194310, LRC B.C. Co. N-3916, etc.) situated in Brgy. Ibayo, Mun. of Parañaque, M.M., is, or Luzon.

Entry No. 6653 — MASTER DEED WITH DECLARATION OF RESTRICTIONS — executed by LUC. URBAN PROPERTY DEVELOPMENT CORPORATION, a corporation duly organized under the laws of the Philippines, and ROBERTO J. CONSUEJO, its President, for the purpose of converting the herein described property into a **CLUB VILLAGE**, it consists of 3 BUILDINGS: Bldg. A - 3 floors, 4 res. floors below ground parking floor, Bldgs. B & C - 4 floors, 3 res. floors below ground parking floor, a Clubhouse, pool, playground & security area. The property shall also be constructed subject to the terms and conditions set forth in Docs. No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, Bk. III, s. of 1997 of Not. Pub. for the City, Hilbert H. Mallo, dated July 11, 1997.
Date of inscription - July 13, 1997 - 1:29 p.m.

JOSE RAYMOND C. BAYOC
ACTING DEP. REGISTER OF DEEDS

ENTRY NO. 6182 — FIRST AMENDMENT OF MASTER DEED WITH DECLARATION OF REAL COVENANTS & EQUITABLE SERVITUDES (restrictions) executed by DANIELLE MARIA L. S. MALLO, for the purpose of amending the Master Deed No. 6182, Page No. 5; Book No. 1; Series 1997; and registered and filed with the Register of Deeds of Parañaque, M.M., this parcel of land is subject, among others, to specific real covenants and equitable servitudes (restrictions)
DATE OF INSTRUMENT 7-17-98 11:45 am
DATE OF INSCRIPTION 8-01-98

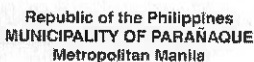
from CCL - 6717

(Sgt.) ANITA E. ANGELO-SILVA
REGISTER OF DEEDS

OFELIA E. ANGELO-SILVA
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds



PROPERTY INDEX NO. : 124-00-007-58-078-1035

TAX DECLARATION NO. : E-002-02980 (1.10.17)
SEGRETN

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS: SSS BLDG EAST AVE., OILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
 CERTIFICATE OF TITLE NO. : 136351 BARANGAY : MERVILLE
 LOT NO. : 1 PCS 00 008571 REM--Portion
 BLK NO. :
 BOUNDARIES :
 NORTH :
 EAST :
 SOUTH :
 WEST :

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MARKET VALUE
							1ST STORY	2ND STORY	3RD STORY	ROOF	
											1,897.70
MACHINERY					BLOG						
ASSESSOR'S FINDINGS					ANDALUCIA	132.00	RC	PC			G.I.
					PARKING SLOT						
					NO. 11, 20, 21, 22, 23, 24, 25, 26						
					02-27 & 45						
					5,740 & 58						
					OCT NO 7960						
					7964, 7946						
					7952, 7951						
					7956, 7959						
					7976, 7947						
					7965, 7948						
					7953						
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	KIND OF PROPERTY	ACTIONAL USE	MARKET VALUE	ASSMT LEVEL	ASSES VALU		
					IMPR	RES	1,397,760.00	50 %	698.88		
TOTAL ASSESSED VALUE :											
SIX HUNDRED NINETY EIGHT THOUSAND EIGHT HUNDRED EIGHTY							TOTAL		698.88		

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TD. NO. E-007-08291

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08716 IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLAR.
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 _____ BY _____
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND _____ IMPROVEMENT 4,020,960.00

Received by : _____
Date : _____

BARCELONA BUILDING

A handwritten signature in blue ink, consisting of a series of loops and a final upward stroke, located in the bottom right corner of the page.

SN No. 198272

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

PARANAQUE CITY

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. 7915-

BELLA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTELO
Section Head, S&U
Date 09/08/91

BUILDING BARCELONA

IT IS HEREBY CERTIFIED that the unit identified and described as:

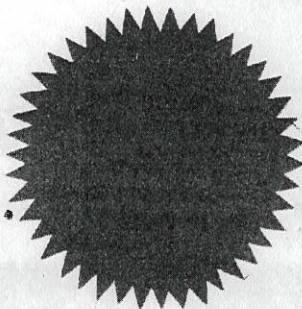
UNIT NO.	UNIT TYPE (with Garden)	FLOOR	NO. OF BEDROOMS	AREA
106	-2-	4 th	-3-	174.26

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 36348 which embraces and describes the land located at Brgy. Ibayo, Parañaque City with an area of 1,020.50 sq. m. square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act No. 1161, as amended,

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. 6651/T-34, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Parañaque, Metro Manila, Philippines, on the 3rd day of AUGUST in the year ~~XXXXXX~~ two thousand at 4:20 p.m.

SSS Building, East Avenue,
Quezon City (Postal Address)

OFELIA E. ALBERG-STANISLA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

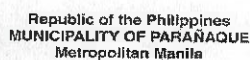
MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A parcel of land (Lot 4, of the cons. subd. plan Pcs-00-003571, being a portion of the cons. of Lot 19, Blk. 8, (Lot) Pcs-8165, Lot 24, Blk. 8, Pcs-00-003571, Lot 25, Blk. 8, Pcs-00-003571, 3635-000000 (LRC) Pcs-31410, Lot 3635-B (LRC) Pcs-31410, Lot 3635-C-1, Pcs-01-000000, Lot 3635-C-2, Pcs-04-002001, 3635-D-3, and Lot 3635-D-1, LRC Pcs-91658, I RC Rec. No. 3916), etc.), situated in Brgy. Ibayo, Mun. of Paranaque, Is. of Luzon.

Entry No. 633 - MASTER DEED WITH DECLARATION OF RESTRICTIONS - executed by DANIELA & ROBERTO I. CONCEPCION, who have divided the herein described property into a lot known as Lot 4, it consists of 3 BUILDINGS: Bldg. A - 4 floors, Bldgs. B & C - 4 floors each, and a playground, pool, playground & service area. The lot is shown forth in Docs. No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 21



TAX DECLARATION NO.: E-007-08987
TRANSFER

TRANSFER

LOCATION OF PROPERTY : BELLA VILLA 1 CONDO HAMBURG ST.
 CERTIFICATE OF TITLE NO. : 136352 BARANGAY : MERVILLE
 LOT NO. : 7 PCS 00 008571
 BLK NO. :
 BOUNDARIES :
 NORTH : SOUTH :
 EAST : WEST :

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

[illegible]

1,538.0

MACHINERY

ASSESSOR'S FINDINGS

DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE
-------------	-------------------	------------------	--------------	--------------

SLDG
BARCELONA
CONDO UNIT
NO 106
CCT: NO 7915
PARKING SL
NO 27 & 28
OCT: NO 7940
7941

174.26 .85

RC

6.1.

26-01

KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSTMT LEVEL	ASSES VALU
IMPR	RES	1,538,000.00	33 %	538.3

TOTAL ASSESSED VALUE :

FIVE HUNDRED THIRTY
EIGHT THOUSAND THREE HUNDRED

TOTAL 2

539 3

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TD. NO. E-007-08297

RECOMMENDING APPROVAL :

APPROVED :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08508 IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLAR
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 _____ BY
PREVIOUS OWNER DNC-UPDI PREVIOUS ASSESSED VALUE: LAND _____ IMPROVEMENT 538,300.00

Received by
Date

SN No. 198297

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

REGISTRY OF DEEDS FOR THE PARARAQUE CITY

Condominium Certificate of Title

No. -7940-

(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANN B. CASTILLO
Section Head, SCU
Date: 07/07/00

PARKING SLOT

IT IS HEREBY CERTIFIED that the unit identified and described as:

SLOT NO.	FLOOR	AREA (in sq. m.)	SLOT NO. IN PLAN
27	BASEMENT	13	27

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 198297, which embraces and describes the land located at Brgy. Ibaig, Pararaque City, with an area of 1,824.50 square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. 6636/1-34, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.

Entered at Pararaque, Metro Manila
Philippines, on the 3rd day of AUGUST
in the year nineteen hundred and
at 4:20 P.M.

888 Bldg., East Ave., Quezon City
(Owner's Postal Address)

OFELIA C. FERRER-STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTILLO
Section Head, STU
Date: 07/07/00



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

PROPERTY INDEX NO.: 124-00-007-58-084-1006

TAX DECLARATION NO.: E-007-08508
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM ADDRESS : SSS BLDG EAST AVE., DILIMAN QUEZON CITY ADMINISTRATOR : ADDRESS :					DESCRIPTION AND OTHER PARTICULARS OF PROPERTY LOCATION OF PROPERTY : BELLA VILLA 1 CONDO HAMBURG ST. CERTIFICATE OF TITLE NO. : 136352 BARANGAY : MERVILLE LOT NO. : 7 PCS NO : 008571 BLK NO. : BOUNDARIES : NORTH : SOUTH : EAST : WEST :				
IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.									
LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)					BUILDING AND OTHER IMPROVEMENTS				
ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS				
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL		
							1ST STORY	2ND STORY	3RD STORY ROOF
MACHINERY					SLOE BARCELONA CONDO UNIT NO 106 OCT NO 7913 PARKING SLOT NO 27 & 28 OCT NO 7540 174.26 RC 26.00				
ASSESSOR'S FINDINGS									
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE					
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSTMT LEVEL	ASSES VALL
					IMPR	RES	1,538,000.00	35 %	538,3
					TOTAL ASSESSED VALUE :				
					FIVE HUNDRED THIRTY EIGHT THOUSAND THREE HUNDRED				
					TOTAL				538,3
ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TD. NO. E-007-08297									
RECOMMENDING APPROVAL :					APPROVED :				
JOSE MARLEO P. DEL ROSARIO Asst. Municipal Assessor					SOLEDAD S. MEDINA CUE Municipal Assessor				
THIS DECLARATION CANCELS TAX NOS. E-007-08508 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION BEGINS WITH THE YEAR 2901 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY PREVIOUS OWNER DMC-UP91 PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 538,300.00									
Received by : Date :									

IPA Form No. 1

SN No.198298

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

REGISTRY OF DEEDS FOR THE PARANGQUE CITY

Condominium Certificate of Title

No. -7941-

PARANGQUE I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MAY ANN D. CASTELO
Section Head, SCU
Date: 2/29/92

PARKING SLOT

IT IS HEREBY CERTIFIED that the unit identified and described as:

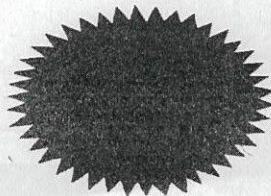
FLAT NO.	FLOOR	AREA (in sq. m.)	SLOT NO. IN FLAT
28	BASEMENT	13	28

in the diagrammatic floor plan appended to the enabling master deed of the condominium project annotated on ~~XXXXXXXX~~ Certificate of Title No. ~~XXXXXX~~ which embraces and describes the land located at ~~Bray, Lungsod, Parangque~~ with an area of ~~1.222.25~~ square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. ~~663771-3~~, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at ~~Parangque, Metro Manila~~
Philippines, on the ~~1st~~ day of ~~August~~
in the year ~~1991~~
at ~~4:20 p.~~ m.

208 Bldg., East Ave., Quezon City

(Owner's Postal Address)

OFFICIAL T. AMOR-STA. MARIA

(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.



TAX DECLARATION NO. E-007-08987
TRANSFER

DECLARATION OF REAL PROPERTY

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136352 BARANGAY : MERVILLE
LOT NO. : 7 PCS 00 008571
BLK NO. :
BOUNDARIES :
NORTH : SOUTH :
EAST : WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS					
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL			
							1ST STORY	2ND STORY	3RD STORY	ROOF
MACHINERY					BLDG					
ASSESSOR'S FINDINGS					BARCELONA					
					CONDO UNIT					
					NO 106	174.26	RC		RC	6.1
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	CCT NO 7915					
					PARKING SLOT					
					NO 27 & 28					
					CCT NO 7540					
					7540	26.00				
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSTMT LEVEL	ASSES VALU	
					IMPR	RES	1,538,000.00	35 %	538.3	
TOTAL ASSESSED VALUE :							TOTAL		538.3	
FIVE HUNDRED THIRTY										
EIGHT THOUSAND THREE HUNDRED										
ON THE LAND OF CMC-URBAN PROPERTY DEVELOPERS INC.					TD. NO. E-007-08297					
RECOMMENDING APPROVAL :					APPROVED :					
JOSE MARLEO P. DEL ROSARIO Asst. Municipal Assessor					SOLEDAD S. MEDINA CUE Municipal Assessor					

THIS DECLARATION CANCELS TAX NOS. 6-007-08508 IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 _____ BY _____
PREVIOUS OWNER BMC-UPDI PREVIOUS ASSESSED VALUE : LAND _____ IMPROVEMENT 530,300.00

Received by _____
Date _____

SN No. 198276

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

REGISTRY OF DEEDS FOR THE PARANAQUE CITY

Condominium Certificate of Title

No. -7919-

BELLA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANNE CASTELO
Section Head, SCU
Date: 02/04/00

BUILDING PARCELONA

IT IS HEREBY CERTIFIED that the unit identified and described as:

UNIT NO.	UNIT TYPE (with Left)	FLOOR NO.	NO. OF BEDROOMS	AREA
-303-	-0-	-3rd-	-2-	187.54

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 196348 which embraces and describes the land located at Brgy. Ilaya, Paranaque, RM with an area of 1,026.58 sq. m. square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act. No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. 6664/T-34, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.

Entered at Paranaque, Metro Manila
Philippines, on the 3rd day of AUGUST
in the year 2000 two-thousand
at 4:20 p.m.

SSS Bldg., East Ave., Quezon City
(Owner's Postal Address)

ORFELIA M. ALFARO STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**--In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A parcel of land (Lot 4, of the cons. subd. plan Pcs-00-008571, being a portion of the cons. of Lot 19, Blk. 8, (LRC) Pcs-8165, Lot 24, Blk. 8, Pcs-00-008571, Lot 25, Blk. 8, Pcs-00-008571, 3635-D-2-B (LRC) Pcs-31410, Lot 3635-B (LRC) Pcs-31410, Lot 3635-C-1, Pcs-04-002254, Lot 3635-C-2, Pcs-04-002254, 3635-D-3, and Lot 3635-D-1, LRC Pcs-91658, LRC Rec. No. 3916), etc.), situated in Brgy. Abayo, Mun. of Paranaque, Is. of Luzon.

Entry No. 5093 — MASTER DEED WITH DECLARATION OF RESTRICTIONS — executed by LMC URBAN PROPERTY DEVELOPER, INC. is recorded in JOSE ENRIQUE R. MORALES & ROBERTO J. CONSUEJO, the DECLARANT, and the Declarant will develop and convert the herein described property into a project to be known as BELLA VISTA MANSIONS, it consist of 3 BUILDINGS: Bldg. A - 5 floors, - (4 floors, 3 res. floors & 1 below ground parking floor, Bldgs. B & C - 4 floors, - (3 floors, 3 res. floors & 1 below ground parking floor, a Clubhouse, pool, playground & security. The project shall also be constructed subject to the terms and conditions set forth in Docs. No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, Bk. III, s. of Not. Pub. for the City of Manila, dated July 11, 1997.
Date of inscription - July 15, 1997 - 1:23 p.m.

JOSE ENRIQUE R. MORALES
ACTING DEPT. REGISTER OF DEEDS

ENTRY NO. 5093 FIRST AMENDMENT OF MASTER DEED
NOTICE OF REAL COVENANTS, CESTUIS QUE, or Master Deed
notarized by DANIELLE MAR A. L. SALLAS, Notary Public, No. 23, Page No. 5, Book No. 1, Series
in 1998; and registered and filed with the Register of Deeds of Paranaque, M.M., this parcel of
land is subject, among others, to specific real covenants and equitable servitudes (restrictions)
DATE OF INSTRUMENT 7-17-98 1:10 PM
DATE OF INSCRIPTION 7-20-98

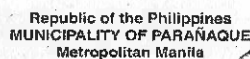
from ect 6600

(Sgt.) MARIA E. ANTONIO
REGISTER OF DEEDS

WELDON L. ANTONIO
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds



Social Security System
Treasury Division
Certified True Copy
MAY ANND CASTLE
Section Head, SUI
Date: 10/1/61

TAX DECLARATION NO.: E-007-08991
TRANSFER

DECLARATION OF REAL PROPERTY

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY


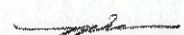

IMPORTANT: Issued for taxation purposes and should not be considered as title to the property.

BOUNDARIES

NORTH	:	SOUTH	:
EAST	:	WEST	:

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS																										
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MATERIAL VALUE																				
							1ST STORY	2ND STORY	3RD STORY	ROOF																					
											1,639,990																				
MACHINERY					BLOG BARCELONA COND. UNIT NO. 303 CCT. NO. 7919 PARKING SLOT NO. 2 CCT. NO. 7932 8 7933	187.54	RC	RC			G.I.																				
ASSESSOR'S FINDINGS																															
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE																											
					<table><tr><th>KIND OF PROPERTY</th><th>ACTUAL USE</th><th>MARKET VALUE</th><th>ASSTMT LEVEL</th><th>ASSESS VALUE</th></tr><tr><td>IMPR</td><td>RES</td><td>1,639,990.00</td><td>35 %</td><td>574,000</td></tr><tr><td colspan="4">TOTAL ASSESSED VALUE :</td><td>TOTAL :</td></tr><tr><td colspan="4">FIVE HUNDRED SEVENTY FOUR THOUSAND</td><td>574,000</td></tr></table>							KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSTMT LEVEL	ASSESS VALUE	IMPR	RES	1,639,990.00	35 %	574,000	TOTAL ASSESSED VALUE :				TOTAL :	FIVE HUNDRED SEVENTY FOUR THOUSAND				574,000
KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSTMT LEVEL	ASSESS VALUE																											
IMPR	RES	1,639,990.00	35 %	574,000																											
TOTAL ASSESSED VALUE :				TOTAL :																											
FIVE HUNDRED SEVENTY FOUR THOUSAND				574,000																											
ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC.					TD. NO. E-007-08297																										
RECOMMENDING APPROVAL :					APPROVED :																										
 JOSE MARLEO P. DEL ROSARIO Asst. Municipal Assessor					 SOLEDAD S. MEDINA CUE Municipal Assessor																										

THIS DECLARATION CANCELS TAX NOS. E-007-08521 IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLARATION
 BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 _____ BY _____
 PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE: LAND _____ IMPROVEMENT \$74,000.00

Received by : _____
Date : _____

SN No. 198289

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

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. -7932-

BELLA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANN O. CASTILLO
Section Head, SCU
Date 07/01/0

IT IS HEREBY CERTIFIED that the unit identified and described as:

SLOT NO.	FLOOR	AREA (in sq. m.)	SLOT NO. IN PLAN
1	BASEMENT	13	1

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on ~~Transfer~~ Certificate of Title No. ~~6670/T-1~~ which embraces and describes the land located at ~~Surig-Ibaya, Paranaque, Metro Manila~~ with an area of ~~1,850~~ square meters, is registered in the name of*

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit, to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. ~~6670/T-1~~, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.

Entered at ~~Paranaque, Metro Manila~~
Philippines, on the ~~1st~~ day of ~~AUGUST~~
in the year ~~nineteen hundred and two thousand~~
at ~~4:20 p.m.~~

SSS Bldg., East Ave., Quezon City
(Owner's Postal Address)

OPHELIA R. ARINO STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her/husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.
**-In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

SN No. 198290

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

REGISTRY OF DEEDS FOR THE PARANAQUE CITY

Condominium Certificate of Title

No. -7933-

DELIA VILLIA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANA D. CASTEL
Section Head of U
Date: 6/20/10

PARKING SLOT

IT IS HEREBY CERTIFIED that the unit identified and described as:

SLOT NO.	FLOOR	AREA (in sq. m.)	SLOT NO. IN PLAN
2	BASEMENT	13	2

in the diagrammatic floor plan appended to the enabling master deed of the condominium project annotated on Transfer Certificate of Title No. 19834-0 which embraces and describes the land located at Barrio Ibayo, Paranaque City with an area of 1,666.50 square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act. No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. 6571/T-34, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.

Entered at Paranaque, Metro Manila
Philippines, on the 20 day of AUGUST
in the year two thousand
at 4:20 p.m.

SSS, Bldg., East Ave., Quezon City.
(Owner's Postal Address)

QUELIA E. A. DE LOS SANTOS, MARIA
(Register of Deeds)

State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.
--In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTILLO
Section Head, SCD
Date: 9/19/10

PROPERTY INDEX NO. : 124-00-007-58-084-1019

TAX DECLARATION NO. : E-007-08991
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : 888 BLDG EAST AVE., DILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136352 BARANGAY : MERVILLE
LOT NO. : 7 PCS 00 008571
BLK NO. :
BOUNDARIES :
NORTH :
EAST :
SOUTH :
WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)					BUILDING AND OTHER IMPROVEMENTS						
ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MAI
							1ST STORY	2ND STORY	3RD STORY	ROOF	VA
											1,639,99
MACHINERY											
ASSESSOR'S FINDINGS											
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	BLDG						
					BARCELONA						
					CONDO UNIT						
					NO 302	167.54	RC				0.1
					CCT NO 7919						
					PARKING SLOT						
					NO 1 & 2	26.00					
					CCT NO 7932						
					1933						
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSTMT LEVEL	ASSESS VALUE		
					IMPR	REG	1,639,990.00	35 %	\$74,00		
					TOTAL ASSESSED VALUE :			TOTAL		\$74,00	
					FIVE HUNDRED SEVENTY FOUR THOUSAND						

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TD. NO. E-007-08297

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08521 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT \$74,000.00

Received by :
Date :

SN No.198278

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

REGISTRY OF DEEDS FOR THE PARANAQUE CITY

Condominium Certificate of Title

No. -7921-

BELLA VILIA J.
(Republic Act No. 4726)

BUILDING BARCELONA

IT IS HEREBY CERTIFIED that the unit identified and described as:

UNIT NO.
-306-

UNIT TYPE (With Left)
-D-

FLOOR
-3rd-

NO. OF BEDROOMS
-3-

AREA
223.47

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 6548 which embraces and describes the land located at Bay, Ilayo, Paranaque City, with an area of 1,826.28 square meters, is registered in the name of*

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act. No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No.** 6667, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.

Entered at Paranaque, Metro Manila
Philippines, on the 3rd day of AUGUST
in the year nineteen hundred and two thousand
4120 p.m.

SSS Bldg., East Ave., Quezon City
(Owner's Postal Address)

OPHELIA B. ABUEG-STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A parcel of land (Lot 4, of the cons. subd. plan Pcd-00-008571, being a portion of the cons. of Lot 19, Blk. 8, (L.R.C.) Pcd-0165, Lot 24, Blk. 8, Pcd-00-008571, Lot 25, Blk. 8, Pcd-00-008571, 3003-0048 (L.R.C.) Pcd-01410, Lot 3685 D, Pcd-01410, Lot 3685 C-1, Pcd-0100234, Lot 3685-C-2, Pcd-04-002-04, Pcd-01410, Lot 3685-D-1, L.R.C. Pcd-01658, L.R.C. Rec. No. 3916), etc.), situated in Brgy. Ibayo, Mun. of Parang, Is. of Palawan.

Entry No. 6693 — MASTER DEED WITH DECLARATION OF RESTRICTIONS — executed by DANIELLE MARIA L. SALES (L.R.C. No. 28) and DANIELLE MARIA L. SALES (L.R.C. No. 28) as Declarant with DANIELLE MARIA L. SALES (L.R.C. No. 28) as Beneficiary, and convert the herein described property into a condominium project to be known as BELL A VILLAGE. It consists of 3 lots, Blk. A, 5 floors, 4 floors, 3 res. floors, 1 below ground parking floor, Blk. B & C, 4 floors, 3 res. floors, 1 below ground parking floor, a clubhouse, pool, playground & service entrance shall also be constructed subject to the terms and conditions set forth in Docs. No. 2, Page 65, Blk. III, s. of 1997 of Not. Pub. for Aklan City, Hilbert Hernandez, dated July 11, 1997.
Date of inscription - July 15, 1997 - 1:29 p.m.

RAYMOND C. RAYOS
ACTG. DEP. REGISTER OF DEEDS

ENTRY NO. 6693 — FIRST AMENDMENT OF MASTER DEED WITH DECLARATION OF REAL COVENANTS & EQUITABLE SERVITUDES (RESTRICTIONS) — executed by DANIELLE MARIA L. SALES (L.R.C. No. 28) as Declarant with DANIELLE MARIA L. SALES (L.R.C. No. 28) as Beneficiary, and registered and filed with the Register of Deeds of Palawan, M.M., this parcel of land is subject to the terms and conditions set forth in Docs. No. 2, Page 65, Blk. III, s. of 1997 of Not. Pub. for Aklan City, Hilbert Hernandez, dated July 11, 1997.
DATE OF INSTRUMENT 7-17-98
DATE OF INSCRIPTION 7-20-98 1:16 PM

from cel. 6667

(Sgd.) DANIELLE MARIA L. SALES
DANIELLE MARIA L. SALES

OFELIA E. CRUZ
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTELLO
Section Head, SSS
Date: 07/04/10

PROPERTY INDEX NO. 124-00-007-58-084-1022

TAX DECLARATION NO. E-007-08993
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM

ADDRESS : SSS BLDG EAST AVE., DILIMAN, QUEZON CITY

ADMINISTRATOR :

ADDRESS

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA 1 COMPO, HAMBURG ST.

CERTIFICATE OF TITLE NO. : 136352 BARANGAY : MERVILLE

LOT NO. : 7 PCS 00 008571

BLK NO. :

BOUNDARIES :

NORTH :

EAST :

SOUTH :

WEST :

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS							
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MARKET VALUE	
							1ST STORY	2ND STORY	3RD STORY	ROOF		
											1,915,920	
MACHINERY					BLDG BARCELONA CONDO UNIT NO 1306	223.47	RC	RC			8.1	
ASSESSOR'S FINDINGS					CCT NO 7921							
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	PARKING SLOT NO 137 & 138	20.00						
					CCT NO 7929 & 7928							
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESSOR'S VALUE			
					IMPR	RES	1,915,920.00	35 %	670,580			
					TOTAL ASSESSED VALUE :							
					SIX HUNDRED SEVENTY THOUSAND FIVE HUNDRED EIGHTY							TOTAL 670,580

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC.

TD. NO. E-007-08297

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08524 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 670,580.00

Received by :
Date :

SN No.198286

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

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. -7929-

BELLA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANNA CRISTO
Section Head, SSS
Date: 10/26/91

PARKING SLOT

IT IS HEREBY CERTIFIED that the unit identified and described as:

SLOT NO.	FLOOR	AREA (in sq. m.)	SLOT NO. IN PLAN
37	BASEMENT		37

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 198286, which embraces and describes the land located at 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 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782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 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1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 21



Republic of the Philippines
MUNICIPALITY OF PARANAQUE
Metropolitan Manila

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTELO
Section Head, SSS
Date: 09/07/00

PROPERTY INDEX NO. 124-00-007-58-084-1022

TAX DECLARATION NO. E-007-08524
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : SSS BLDG EAST AVE., DILIMAN, QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY
LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136352 BARANGAY : MERVILLE
LOT NO. : 7 PCS 00 008371
BLK NO. :
BOUNDARIES :
NORTH :
EAST :
SOUTH :
WEST :

IMPORTANT : issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)					BUILDING AND OTHER IMPROVEMENTS				
ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS				
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL	MAF	
							1ST STORY 2ND STORY 3RD STORY ROOF	VAL	
								1,915,930	
MACHINERY									
ASSESSOR'S FINDINGS									
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE					
BLOG BARCELONA CONDO UNIT NO 306				223.47	RC	RC		6.1	
CCT NO 7921									
PARKING SLOT NO 37 & 38				20.00					
CCT NO 7922									
7928									
KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESS VALUE					
INPR	RES	1,915,930.00	35 %	670,580					
TOTAL ASSESSED VALUE :					TOTAL :				
SIX HUNDRED SEVENTY THOUSAND FIVE HUNDRED EIGHTY					670,580				

ON THE LAND OF OMC-URBAN PROPERTY DEVELOPERS INC. TO. NO. E-007-08297

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08524 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 18 BY
PREVIOUS OWNER OMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 670,580.00

Received by :
Date :

SN No. 198285

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

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. -7928-

DELIA LILIA J. J26
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MAY ANN D. CANTERO
Section Head, SSO
Date: 07/07/10

PARKING SLOT

IT IS HEREBY CERTIFIED that the unit identified and described as:

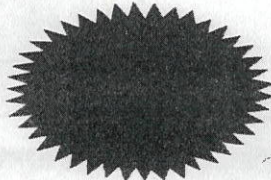
SLOT NO.	FLOOR	AREA in sq. m.	SLOT NO. IN PLAN
38	BASEMENT	13	38

in the diagrammatic floor plan appended to the enabling master deed of the condominium project annotated on transfer Certificate of Title No. 198285, which embraces and describes the land located at Barangay, Ilaya, Marikina, Metro Manila with an area of 1,828.50 square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. 6995/19-74, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Marikina, Metro Manila
Philippines, on the 1st day of August
in the year 1985 at 1:20 P.M.

SSS Bldg., East Ave., Quezon City
(Owner's Postal Address)

Opelia E. Arceo Sta. Maria
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**--In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A PARCEL OF LAND (Lot 7, of the cons. subd. plan Pcs-00-002571, being a portion of the cons. of Lot 19, Bldg. 8 (LRC) Pcs-31025, Lot 24, Bldg. 8, 90035624, Lot 25, 8, Pcs-400-035624, 3635-D-2-B (LRC) Pcs-94310, Lot 1, 102-A (LRC) Pcs-94310, Lot 3635-B (LRC) Pcs-31410, Lot 3635-C-1, Pcs-10254, Lot 3635-C-2, Pcs-04-002254, 3635-D-3 and Lot 3635-D-1 (LRC) Pcs-10254, LRC Rec. No. N-3916, etc.) situated in Brgy. Ibayo, Mun. of Parañaque, M.M., Is. of Luzon.

Entry No. 8495 — MASTER DEED WITH DEED OF CONVEYANCE — REGISTERED by DML URBAN PROPERTY DEVELOPERS, INC. (DML URBAN PROPERTY DEVELOPERS, INC. & ROBERTO J. CONSUEJO, the DECLARANT) as the Declarant will develop a project the herein described property into a project to be known as BELLA VILLAONE, it consist of 3 BUILDINGS: Bldg. A - 5 floors, - (4 floors, 3 res. floors & 1 below ground parking floor; Bldgs. B & C - 4 floors, 3 res. floors & 1 below ground parking floor; a Clubhouse, pool, playground & security guard house shall also be constructed subject to the terms and conditions set forth in Docs. No. 2, Page 65, Bk. III, s. of 1997 of Not. Pub. for City. Hubert H. Solorio, dated July 11, 1997.

Date of inscription - July 15, 1997 - 1:29 p.m.

RAYMOND G. RAMOS
ACTG. DEP. REGISTER OF DEEDS

ENTRY NO. 8495 — FIRST AMENDMENT OF MASTER DEED — REGISTERED by DML URBAN PROPERTY DEVELOPERS, INC. (DML URBAN PROPERTY DEVELOPERS, INC. & ROBERTO J. CONSUEJO, the DECLARANT) as the Declarant will develop a project the herein described property into a project to be known as BELLA VILLAONE, it consist of 3 BUILDINGS: Bldg. A - 5 floors, - (4 floors, 3 res. floors & 1 below ground parking floor; Bldgs. B & C - 4 floors, 3 res. floors & 1 below ground parking floor; a Clubhouse, pool, playground & security guard house shall also be constructed subject to the terms and conditions set forth in Docs. No. 2, Page 65, Bk. III, s. of 1997 of Not. Pub. for City. Hubert H. Solorio, dated July 11, 1997.

DATE OF INSTRUMENT 7-17-98 1:16 PM
DATE OF INSCRIPTION 7-20-98

(Sgt.) ~~JOSE L. ARDURA, JR.~~
REGISTER OF DEEDS

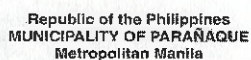
from CES-6687

OFELIA ARDURA-STA. MARIA
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

Register of Deeds.



TAX DECLARATION NO.: E-007-08993
TRANSFER

DECLARATION OF REAL PROPERTY

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA : CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136352 BARANGAY : MEUVILLE
LOT NO. : 7 PES GO 008371
BLK NO. :
BOUNDARIES :
NORTH : SOUTH :
EAST : WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS					
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL			MARKET VALUE
							1ST STORY	2ND STORY	3RD STORY	MARKET VALUE
										1,915,930
MACHINERY					BLOG BARCELONA CONDO UNIT NO 306 CCT NO 7921 PARKING SLOT NO 37 & 38 CCT NO 7922 & 7926	223.47	RC	RC		1,111,111
ASSESSOR'S FINDINGS										
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE						
	08/23/00				KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSTMT LEVEL	ASSESSD VALUE	
					IMPR	RES	1,915,930.00	35 %	670,580	
					TOTAL ASSESSED VALUE :				TOTAL #	670,580
					SIX HUNDRED SEVENTY THOUSAND FIVE HUNDRED EIGHTY					

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TO. NO. E-007-08297

RECOMMENDING APPROVAL :

APPROVED :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08524 IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLARATION _____

BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 _____ BY _____

PREVIOUS OWNER DHC-UPDI PREVIOUS ASSESSED VALUE : LAND _____ IMPROVEMENT 670,580.00

Received by : _____
Date : _____

SN No.198279

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

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. -7922-

BELLA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARRY DINI CASTILLO
Section Head, S.S.P.
Date: 12/29/91

BUILDING BARCELONA

IT IS HEREBY CERTIFIED that the unit identified and described as:

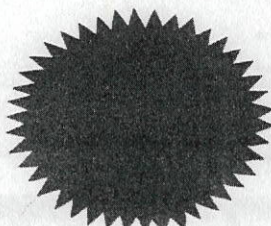
UNIT NO. -308- UNIT TYPE (With Left) *E- FLOOR -3rd- NO. OF BEDROOMS 3 AREA 222.67

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 5666/79, which embraces and describes the land located at 3470, Paranaque, with an area of 1426.34 square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act. No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. 5666/79, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Paranaque, Metro Manila
Entered at 3:00 day of August
Philippines, on the 20 day of
in the year nineteen hundred and two thousand
at 20 p.m.

SSS Bldg., East Ave., Quezon City

(Owner's Postal Address)

OPHELIA B. ANTONIO-STA. MARIA

(Registrar of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**--In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A parcel of land (Lot 4, of the cons. subd. plan Pcs-00-008571, being a parcel of the cons. of Lot 19, Blk. 8, (LRC) Pcs-165, Lot 24, Blk. 8, Pcs-00-165, Lot 25, Blk. 8, Pcs-00-015624, 3635-1) 2-B (LRC) Pcs-31410, Lot 3635-3 (LRC) Pcs-31410, Lot 3635-4-1, Pcs-04-002254, Lot 3635-C-2, Pcs-04-002254, 3635-5, and Lot 3635-D-1, LRC Pcs-91658, LRC Rec. No. 3916), etc.), situated in Brgy. Ibayo, Mun. of Parañaque, Is. of Luzon.

Entry No. 6698 — MASTER DEED WITH DECLARATION OF RESTRICTIONS — executed by LUCAS URBAN PROPERLY, a single man, of legal age, and DANIELA MARIA L. SALLER, a single woman, of legal age, as the Declarant with DANIELA MARIA L. SALLER, a single woman, of legal age, as the Grantee. The property herein described property into a subdivision of 3 lots, to be known as LOT 4, LOT 5, and LOT 6. The property shall also be constructed subject to the terms and conditions set forth in Docs. No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 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1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140,



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CAMELO
Section Head, SAU
Date: 09/09/10

PROPERTY INDEX NO : 124-00-007-58-084-1024

TAX DECLARATION NO. : E-007-08994
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : 333 BLDG EAST AVE., DILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA 1 CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136352 BARANGAY : MERVILLE
LOT NO. : 7 PCS 80 008571
BLK NO :
BOUNDARIES :
NORTH : SOUTH :
EAST : WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MAR VAL
							1ST STORY	2ND STORY	3RD STORY	ROOF	
											1,909,790
MACHINERY					BLDG						
ASSESSOR'S FINDINGS					BARCELONA						
					CONDO UNIT						
					NO. 308	222.67	RC				8.1.
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	OCT NO 7922						
					PARKING SLOT						
					NO 41 & 42	26.00					
					OCT NO 7926						
					& 7927						
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESS VALUE		
					IMPR	RES	1,909,790.00	35 %	668,430		
TOTAL ASSESSED VALUE :								TOTAL		668,430	
SIX HUNDRED SIXTY											
EIGHT THOUSAND FOUR HUNDRED THIRTY											

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TD. NO. E-007-08297

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08526 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 668,430.00

Received by :
Date :

B-308

LRC FORM No. 1-A
(Revised January 1991)Volume No. 40
Page 126

SN No. 198283

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

REGISTRY OF DEEDS FOR THE PARARAQUE CITY

Condominium Certificate of Title

No. -7926-

BELLA VILLA I
(Republic Act No. 4726)Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTELO
Section Head, SCD
Date 9/9/10

PARKING SLOT

IT IS HEREBY CERTIFIED that the unit identified and described as:

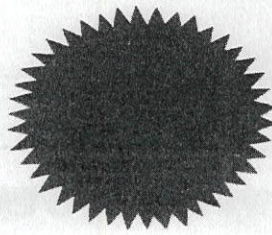
SLOT NO.	FLOOR	AREA (in sq. m.)	SLOT NO. IN PLAN
41	BASEMENT	13	41

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on PARARAQUE Certificate of Title No. 7926- which embraces and describes the land located at PARARAQUE, QUEZON CITY with an area of 1,826.58 square meters, is registered in the name of*

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. 6688/1-34, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at PARARAQUE, Metro Manila
Philippines, on the 28 day of AUGUST
in the year 2010 at 4:20 P. m.

SBS Bldg., East Ave., Quezon City
(Owner's Postal Address)

Opelia F. Abing-Sta. Maria
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**--In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

SN No.198284

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Land Registration Authority
QUEZON CITY

PARASAGUE CITY

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. 7227-

REPUBLIC ACT NO. 4726

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTELLO
Section Head
Date: 10/10/10

PARKING SLOT

IT IS HEREBY CERTIFIED that the unit identified and described as:

SLOT NO.
42

FLOOR
BASEMENT

AREA in sq. ft.)
13

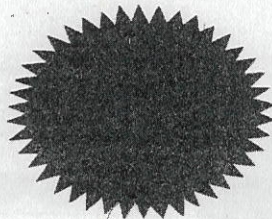
SLOT NO. IN PLAN
42

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Certificate of Title No. 6689/T-14 which embraces and describes the land located at Bray Itayo, Parasague, MA with an area of 1,826.50 square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government-owned and controlled corporation created pursuant to the provisions of Republic Act No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This condominium certificate is a transfer from Condominium Certificate of Title No. 6689/T-14 which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Parasague, Metro Manila
Philippines, on the 3rd day of August
in the year 2008 at two thousand
at 4:20 P.M.

SSS Bldg., East Ave., Quezon City
(Owner's Postal Address)

OFELIA E. AMOR STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

*-In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

A PARCEL OF LAND (Lot 7, of the cons. subd. plan Pcs-00-008371, being a portion of the cons. of Lot 19, Bk. 8 (LRC) Pcs-8165, Lot 24, Bk. 6, Pcs-00-035624, Lot 25, 8, Pcd-00-035624, 3635-D-2-B (LRC) Pcd-94310, Lot 3635-D-2-A (LRC) Pcd-94310, Lot 3635-B (LRC) Pcd-31410, Lot 3635-C-1, Pcd-04-00254, Lot 3635-C-2, Pcd-04-002254, 3635-D-3 and Lot 3635-D-1 (LRC) Pcd-91358, LRC Rec. No. N-3916, etc.) situated in Brgy. Ibayo, Mun. of Paranaque, M.M., Is. of Luzon.

Entry No. 6093 — MASTER DEED WITH DECLARATION OF RESTRICTIONS — executed by DMC URBAN PROPERTY DEVELOPMENT, INC. (hereinafter referred to as the Declarant) and by MADAMBA & ROBERTO J. CONSTABLE, the Declarant will develop and convert the herein described property into a subdivision project to be known as BELLIA VILLAGE, it consist of 3 BUILDINGS: Bldg. A - 5 floors, (4 floors, 3 res. floors & 1 below ground parking floor; Bldgs. B & C - 4 floors, (3 floors, 3 res. floors & 1 below ground parking floor; a Clubhouse, pool, playground & service area. The same shall also be constructed subject to the terms and conditions set forth in Docs. No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, Bk. 111, s. of 1997 of Not. Pub. for Makati City, Hilbert Hostallero, dated July 11, 1997. Date of inscription - July 15, 1997 - 1:29 p.m.

JOSE RAMON C. RAMOS
ATTO. DEP. REGISTER OF DEEDS

ENTRY NO. 6093 FIRST AMENDMENT OF MASTER DEED
DECLARATION OF REAL COVENANTS & EQUITABLE SERVITUDES (Restrictions) as per Master Deed executed by DANIELLE MARIA L. SALLS under Doc. No. 53, Page No. 5, Book No. 1, Series 1998; and registered and filed with the Register of Deeds of Paranaque, M.M., this parcel of land is subject - among others - to specific real covenants and equitable servitudes (restrictions)

DATE OF INSTRUMENT 7-17-98
DATE OF INSCRIPTION 7-26-98

(Sgd.) 

from OCT 689

JOSE RAMON C. RAMOS
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTILLO
Section Head, SCII
Date: 12/02/10

PROPERTY INDEX NO.: 124-00-007-58-094-1024

TAX DECLARATION NO.: E-007-08994
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : SSS BLDG EAST AVE., DILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136332 BARANGAY : MERVILLE
LOT NO. : 7 FCS 00 008571
BLK NO. :
BOUNDARIES :
NORTH :
EAST : SOUTH : WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)					BUILDING AND OTHER IMPROVEMENTS						
ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MARK VALUE
							1ST STORY	2ND STORY	3RD STORY	ROOF	
											1,909,790
MACHINERY											
ASSESSOR'S FINDINGS											
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE							
BLDG BARCELONA CONDO UNIT NO. 308				222.67 RC		RC					G.I.
CCT NO 7922											
PARKING SLOT NO. 41 & 42				26.00							
CCT NO 7926 & 7927											
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSTMT LEVEL	ASSESSOR VALUE		
					IMPR	RES	1,909,790.00	35 %	668,430		
					TOTAL ASSESSED VALUE :				TOTAL		
					SIX HUNDRED SIXTY EIGHT THOUSAND FOUR HUNDRED THIRTY				668,430		

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC.

TD. NO. E-007-08297

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08526 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 668,430.00

Received by :
Date :

CATALUNA BUILDING



SN No. 234181

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

REGISTRY OF DEEDS FOR THE PARANAQUE CITY

Condominium Certificate of Title

No. - 7968 -

BELLA VILLA I
(Republic Act No. 4726)

BUILDING CERTIFICATE

IT IS HEREBY CERTIFIED that the unit identified and described as:

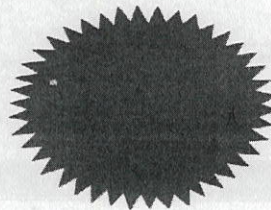
UNIT NO.	FLOOR	NO. OF BEDROOMS	AREA (in sq. m.)
305	3rd	3	223.47

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 6734 which embraces and describes the land located at Parañaque City with an area of 1,807.91 square meters, is registered in the name of

SOCIAL SECURITY SYSTEM a government owned and controlled corp. created pursuant to the Prov. Rep. Act 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This Transfer certificate is a transfer from Condominium Certificate of Title No. 7579, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Parañaque City
Philippines, on the 13 day of AUGUST
in the year 1988 at 4:20 P. m.

SSS Bldg. East Ave., Q.C.
(Owner's Postal Address)

OFELIA B. ASUNCION STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

Entry No.

A parcel of land
of the
Lot 25, No.
Sub-D-8, and Lot 26, No.
in Brgy. Bayo, Municipality of

T. L. No. 6598 — MASTER DEED GIVEN BY
 to MRS. J. RAY (DAUGHTER OF)
 MARGARET A. KUBER & Co. (Sole Owners) of
 and convert the premises into a
 BELL & VILMATEL, a building with
 below ground parking floors, floors 1, 2 & 3
 parking floor, a Clubhouse, pool, etc. and
 the terms and conditions set forth in the
 Alaska City, Miller Block, No. 100, dated July 11, 1927
 Date of inscription — July 13, 1927 — 125 p.

1931 RAYMOND G. BATES
ACTG. DIR., REGISTER OF DEEDS

१३५

DATE OF INSTRUMENT 7-17-1982

DATE OF INSTRUMENT 7-17-98
DATE OF DESCRIPTION 7-20-98 6:10 PM

(9d) OFELIA E. ABUEG-STA. MAR
REGISTER DE DEENS

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page

Register of Deeds



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

Social Security System
Treasury Division

Certified True Copy

MARY ANN D. CASTILLO
Section Head
Date: 07/07/10

PROPERTY INDEX NO.: 124-00-007-52-081-1021

TAX DECLARATION NO.: E-007-09007
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : SSS BLDG EAST AVE., DILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136348 BARANGAY : NERVILLE
LOT NO. : 4 PCS 00 008571
BLK NO. :
BOUNDARIES :
NORTH :
EAST :
SOUTH :
WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)					BUILDING AND OTHER IMPROVEMENTS						
ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MAF VAL
							1ST STORY	2ND STORY	3RD STORY	ROOF	
											1,915,930
MACHINERY					BLDG CATALUNA CONDO UNIT NO 305	223.47	RC				6.1.
ASSESSOR'S FINDINGS					CCT NO 7968						
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	PARKING SLOT NO 33 & 34	26.00					
					CCT NO 7981 & 7980						
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESS VALUE		
					IMPR	RES	1,915,930.00	35 %	670,580		
					TOTAL ASSESSED VALUE :						
					SIX HUNDRED SEVENTY THOUSAND FIVE HUNDRED EIGHTY						TOTAL \$ 670,580

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TD. NO. E-007-08294

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08344 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 670,580.00

Received by :
Date :

SN No. 234187

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

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title
- 7980 -

No.

BSLA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MAY ANN D. CASTELO
Section Head, S&U
Date: 12/17/91

IT IS HEREBY CERTIFIED that the unit identified and described as:

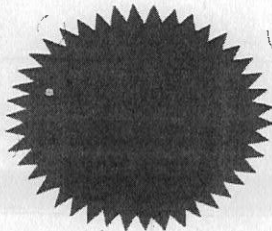
PARKING SLOT NO.	FLOOR	AREA (in sq. m.)	SLOT NO./s in Plan
34	BASEMENT	13	34

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 35348 which embraces and describes the land located at Block 1, Bay 1, Paranaque City with an area of 1,860 sq. m. square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government owned and controlled corp. created pursuant to the Proclamation No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

This Transfer certificate is a transfer from Condominium Certificate of Title No. 1661, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Paranaque City
Philippines, on the 3rd day of AUGUST
in the year 1991 at 1:20 p.m.

SSS Bldg., East Ave., Q.C.

(Owner's Postal Address)

OFELIA E. ABUOG STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

(When necessary use this page for the continuation of the technical description)

Entry No. _____

[illegible][illegible]

A. G. REP. REGISTER OF 1848

DATE OF INSTRUMENT
T₁ & OF INSCRIPTION

7-17-98

7-20-98

1:16 PM

From 20-66 1st

OFELIA E. ABUNG-STA MARIA
16. 1st of Davao

John
FELIA E. ABUEG-STA. MAR
REGISTER OF DEEDS

(Technical Description continued on Additional Sheet _____, Page _____ -)

« Register of Deeds

PROPERTY INDEX NO.: 124-00-007-58-081-1021



Republic of the Philippines
MUNICIPALITY OF PARANAQUE
Metropolitan Manila

Social Security System
Treasury Division
Certified True Copy
MARY ANNE D. CASTILLO
Section Head
Date: 09/09/00

TAX DECLARATION NO.: E-007-09007
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS : 555 BLDG EAST AVE., BILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136348 BARANGAY : MERVILLE
LOT NO. : 4 PCS 00 008571
BLK NO. :
BOUNDARIES :
NORTH :
EAST :
SOUTH :
WEST :

IMPORTANT : Issued for taxation purposes and should not be
considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MAF VAL
							1ST STORY	2ND STORY	3RD STORY	ROOF	VAL
											1,915,930
MACHINERY					BLDG CATALUNA CONDO UNIT NO 305	223.47	RC				9.1
ASSESSOR'S FINDINGS											
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE							
					OCT NO 7968						
					PARKING SLOT NO 32 & 34	26.00					
					OCT NO 7981 & 7980						
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESS VALUE		
					IMPR	RES	1,915,930.00	35 %	670,580		
TOTAL ASSESSED VALUE :								TOTAL :		670,580	
SIX HUNDRED SEVENTY THOUSAND FIVE HUNDRED EIGHTY											

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC. TD. NO. E-007-08294

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08344 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE : LAND IMPROVEMENT 670,580.00

Received by :
Date :

SN No. 234188

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

REGISTRY OF DEEDS FOR THE

Condominium Certificate of Title

No. 7981

BELLA VILLA I
(Republic Act No. 4726)

Social Security System
Treasury Division
Certified True Copy
MARY ANN CASTELO
Section Head, SVU
Date: 11/27/91

IT IS HEREBY CERTIFIED that the unit identified and described as:

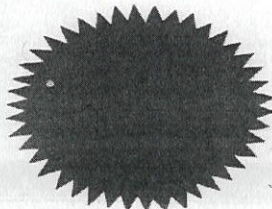
PARKING SLOT NO.	FLOOR	AREA (in sq. m.)	SLOT NO./s in Plan
33	BASEMENT	13	33

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on Transfer Certificate of Title No. 7981 which embraces and describes the land located at Base I, Para, Paranaque City with an area of 1,660 sq. m. square meters, is registered in the name of

SOCIAL SECURITY SYSTEM, a government-owned and controlled corp. created pursuant to the Pres. Dec. No. 1161, as amended

as owner(s) of said unit in fee simple, with all the incidents provided by the Condominium Act, subject to such of the encumbrances noted on this condominium certificate of title and on the certificate of title of the land as may affect the unit; to those mentioned in the enabling or master deed and declaration of restrictions; and to those provided by law.

No. 5633/D-34 certificate is a transfer from Condominium Certificate of Title No. 7981, which is cancelled by virtue hereof insofar as the above-identified unit is concerned.



Entered at Paranaque City
Philippines, on the 27 day of AUGUST
in the year 1991 at two thousand
at 4:20 P.M.

ASS Bldg., East Ave., Q.C.
(Owner's Postal Address)

OPHELIA E. ABUJA STA. MARIA
(Register of Deeds)

*-State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the unit is registered in the name of the conjugal partnership, state the citizenship of both spouses.

**In case of initial issuance, type the words "Not Applicable Original" enclosed in parenthesis.

(When necessary use this page for the continuation of the technical description)

Entry No. _____

A parcel of land (Lot 4, of the cons. subdiv. plan Pcs-00-008574) being a portion of the cons. of Lot 19, Blk. 8, (L.R.C.) Pcs-01-05, Lot 24, Blk. 8, Psa-06-00-01, Lot 25, Blk. 8, Psd-04-04, 00-4, 5C-04, 5B (L.R.C.) Pst-31410, Lot 3655-1-2 (L.R.C.) Pst-31410, Lot 3655-2-2, L.R.C. Pst-31410, Lot 3655-3-8, and Lot 3655-4-1, L.R.C. Pst-31410, L.R.C. Rec. No. 3916), etc.), situated in Brgy. Ibayo, Mun. of Zamboanga City, Davao Div., S.M.A.

Tracy No. 6608 — MASTER DEED VOUCHER
by JAMES EDWIN PROPERT, JR., of the County of
Alameda & State of California, to the County of
Alameda, for the herein described property, to-wit:
Block 4, VILLAGE, a corporation, of the County of
Alameda, California, containing 1.00 acre of
more or less, more particularly described by the
platting of a California, to-wit: the plat of
the terms and conditions of the deed, to-wit:
1. The said Block 4, VILLAGE, shall be subject to
date of inscription - July 15, 1907 - 1:23 p.m.

ACTG. DEP. REGISTER OF DEEDS

7357 02

1. The first part of the document is a list of names and titles, including "The Hon. Mr. Justice" and "The Hon. Mr. Justice".

DATE OF INSTRUMENT 7-17-98
DATE OF DESCRIPTION 7-20-98

1:16 PM (Sed)

OFELIA E. ABUEG. STA. MARIA
Registrar of Deeds

HELENA E. ABUEG-STA. MAR
REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page-B)
(Technical Description continued on Additional Sheet Page-)

Register of Deeds



Republic of the Philippines
MUNICIPALITY OF PARAÑAQUE
Metropolitan Manila

Social Security System
Treasury Division
Certified True Copy
MARY ANN D. CASTILLO
Section Head
Date: 09/09/00

PROPERTY INDEX NO.: 124-00-007-58-081-1021

TAX DECLARATION NO.: E-007-09002
TRANSFER

DECLARATION OF REAL PROPERTY

OWNER : SOCIAL SECURITY SYSTEM
ADDRESS: SSS BLDG EAST AVE., DILIMAN QUEZON CITY
ADMINISTRATOR :
ADDRESS :

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

LOCATION OF PROPERTY : BELLA VILLA I CONDO, HAMBURG ST.
CERTIFICATE OF TITLE NO. : 136348 BARANGAY : MERVILLE
LOT NO. : 4 PCS 00 008571
BLK NO. :
BOUNDARIES :
NORTH : SOUTH :
EAST : WEST :

IMPORTANT : Issued for taxation purposes and should not be considered as title to the property.

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

BUILDING AND OTHER IMPROVEMENTS

ASSESSOR'S FINDINGS					ASSESSOR'S FINDINGS						
KIND	AREA	UNIT VALUES	ADJUSTMENT	MARKET VALUE	DESCRIPTION	FLOOR AREA	CONSTRUCTION MATERIAL				MAF VAL
							1ST STORY	2ND STORY	3RD STORY	ROOF	
											1,915,930
MACHINERY					BLDG CATALUNA CONDO UNIT NO 305	223.47	RC	RC			6.1
ASSESSOR'S FINDINGS					OCT NO 796B PARKING SLOT NO 33 & 34	26.00					
DESCRIPTION	DATE OF OPERATION	REPLACEMENT COST	DEPRECIATION	MARKET VALUE	OCT NO 7981 & 7980						
					KIND OF PROPERTY	ACTUAL USE	MARKET VALUE	ASSMT LEVEL	ASSESS VALUE		
					IMPR	RES	1,915,930.00	35 %	670,580		
TOTAL ASSESSED VALUE :								TOTAL :		670,580	
SIX HUNDRED SEVENTY THOUSAND FIVE HUNDRED EIGHTY											

ON THE LAND OF DMC-URBAN PROPERTY DEVELOPERS INC.

TD. NO. E-007-08294

RECOMMENDING APPROVAL :

JOSE MARLEO P. DEL ROSARIO
Asst. Municipal Assessor

APPROVED :

SOLEDAD S. MEDINA CUE
Municipal Assessor

THIS DECLARATION CANCELS TAX NOS. E-007-08344 IS CANCELLED BY TAX NOS. TAX UNDER THIS DECLARATION
BEGINS WITH THE YEAR 2001 CEASES WITH THE YEAR ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19 BY
PREVIOUS OWNER DMC-UPDI PREVIOUS ASSESSED VALUE, LAND IMPROVEMENT 670,580.00

Received by :
Date :

ANNEX “D”

Sample Amortization Schedule

ANNEX "D"

Sample Amortization Schedule

TERM:	10 years	RATE:	9%	MONTHLY AMORT.:	12,667.58
No. of				Total Amount Due	Outstanding
<u>Mos.</u>	<u>Interest</u>	<u>Principal</u>			<u>Balance</u>
					1,000,000.00
1	7,500.00	5,167.58		12,667.58	994,832.42
2	7,461.24	5,206.34		12,667.58	989,626.08
3	7,422.20	5,245.38		12,667.58	984,380.70
4	7,382.86	5,284.72		12,667.58	979,095.97
5	7,343.22	5,324.36		12,667.58	973,771.61
6	7,303.29	5,364.29		12,667.58	968,407.32
7	7,263.05	5,404.53		12,667.58	963,002.80
8	7,222.52	5,445.06		12,667.58	957,557.74
9	7,181.68	5,485.90		12,667.58	952,071.84
10	7,140.54	5,527.04		12,667.58	946,544.80
11	7,099.09	5,568.49		12,667.58	940,976.30
12	7,057.32	5,610.26		12,667.58	935,366.05
13	7,015.25	5,652.33		12,667.58	929,713.71
14	6,972.85	5,694.73		12,667.58	924,018.99
15	6,930.14	5,737.44		12,667.58	918,281.55
16	6,887.11	5,780.47		12,667.58	912,501.08
17	6,843.76	5,823.82		12,667.58	906,677.26
18	6,800.08	5,867.50		12,667.58	900,809.76
19	6,756.07	5,911.51		12,667.58	894,898.25
20	6,711.74	5,955.84		12,667.58	888,942.41
21	6,667.07	6,000.51		12,667.58	882,941.89

22	6,622.06	6,045.52	12,667.58	876,896.38
23	6,576.72	6,090.86	12,667.58	870,805.52
24	6,531.04	6,136.54	12,667.58	864,668.98
25	6,485.02	6,182.56	12,667.58	858,486.42
26	6,438.65	6,228.93	12,667.58	852,257.49
27	6,391.93	6,275.65	12,667.58	845,981.84
28	6,344.86	6,322.72	12,667.58	839,659.12
29	6,297.44	6,370.14	12,667.58	833,288.99
30	6,249.67	6,417.91	12,667.58	826,871.07
31	6,201.53	6,466.05	12,667.58	820,405.03
32	6,153.04	6,514.54	12,667.58	813,890.49
33	6,104.18	6,563.40	12,667.58	807,327.08
34	6,054.95	6,612.63	12,667.58	800,714.46
35	6,005.36	6,662.22	12,667.58	794,052.24
36	5,955.39	6,712.19	12,667.58	787,340.05
37	5,905.05	6,762.53	12,667.58	780,577.52
38	5,854.33	6,813.25	12,667.58	773,764.27
39	5,803.23	6,864.35	12,667.58	766,899.92
40	5,751.75	6,915.83	12,667.58	759,984.09
41	5,699.88	6,967.70	12,667.58	753,016.39
42	5,647.62	7,019.96	12,667.58	745,996.43
43	5,594.97	7,072.61	12,667.58	738,923.83
44	5,541.93	7,125.65	12,667.58	731,798.18
45	5,488.49	7,179.09	12,667.58	724,619.08
46	5,434.64	7,232.94	12,667.58	717,386.15
47	5,380.40	7,287.18	12,667.58	710,098.96
48	5,325.74	7,341.84	12,667.58	702,757.12
49	5,270.68	7,396.90	12,667.58	695,360.22

50	5,215.20	7,452.38	12,667.58	687,907.84
51	5,159.31	7,508.27	12,667.58	680,399.57
52	5,103.00	7,564.58	12,667.58	672,834.99
53	5,046.26	7,621.32	12,667.58	665,213.67
54	4,989.10	7,678.48	12,667.58	657,535.19
55	4,931.51	7,736.07	12,667.58	649,799.13
56	4,873.49	7,794.09	12,667.58	642,005.04
57	4,815.04	7,852.54	12,667.58	634,152.50
58	4,756.14	7,911.44	12,667.58	626,241.06
59	4,696.81	7,970.77	12,667.58	618,270.29
60	4,637.03	8,030.55	12,667.58	610,239.74
61	4,576.80	8,090.78	12,667.58	602,148.96
62	4,516.12	8,151.46	12,667.58	593,997.49
63	4,454.98	8,212.60	12,667.58	585,784.89
64	4,393.39	8,274.19	12,667.58	577,510.70
65	4,331.33	8,336.25	12,667.58	569,174.45
66	4,268.81	8,398.77	12,667.58	560,775.68
67	4,205.82	8,461.76	12,667.58	552,313.92
68	4,142.35	8,525.23	12,667.58	543,788.69
69	4,078.42	8,589.16	12,667.58	535,199.53
70	4,014.00	8,653.58	12,667.58	526,545.94
71	3,949.09	8,718.49	12,667.58	517,827.46
72	3,883.71	8,783.87	12,667.58	509,043.58
73	3,817.83	8,849.75	12,667.58	500,193.83
74	3,751.45	8,916.13	12,667.58	491,277.71
75	3,684.58	8,983.00	12,667.58	482,294.71
76	3,617.21	9,050.37	12,667.58	473,244.34
77	3,549.33	9,118.25	12,667.58	464,126.09

78	3,480.95	9,186.63	12,667.58	454,939.46
79	3,412.05	9,255.53	12,667.58	445,683.92
80	3,342.63	9,324.95	12,667.58	436,358.97
81	3,272.69	9,394.89	12,667.58	426,964.08
82	3,202.23	9,465.35	12,667.58	417,498.73
83	3,131.24	9,536.34	12,667.58	407,962.40
84	3,059.72	9,607.86	12,667.58	398,354.53
85	2,987.66	9,679.92	12,667.58	388,674.61
86	2,915.06	9,752.52	12,667.58	378,922.09
87	2,841.92	9,825.66	12,667.58	369,096.43
88	2,768.22	9,899.36	12,667.58	359,197.07
89	2,693.98	9,973.60	12,667.58	349,223.47
90	2,619.18	10,048.40	12,667.58	339,175.06
91	2,543.81	10,123.77	12,667.58	329,051.30
92	2,467.88	10,199.70	12,667.58	318,851.60
93	2,391.39	10,276.19	12,667.58	308,575.41
94	2,314.32	10,353.26	12,667.58	298,222.14
95	2,236.67	10,430.91	12,667.58	287,791.23
96	2,158.43	10,509.15	12,667.58	277,282.09
97	2,079.62	10,587.96	12,667.58	266,694.12
98	2,000.21	10,667.37	12,667.58	256,026.75
99	1,920.20	10,747.38	12,667.58	245,279.37
100	1,839.60	10,827.98	12,667.58	234,451.38
101	1,758.39	10,909.19	12,667.58	223,542.19
102	1,676.57	10,991.01	12,667.58	212,551.17
103	1,594.13	11,073.45	12,667.58	201,477.73
104	1,511.08	11,156.50	12,667.58	190,321.23
105	1,427.41	11,240.17	12,667.58	179,081.06
106	1,343.11	11,324.47	12,667.58	167,756.59

107	1,258.17	11,409.41	12,667.58	156,347.18
108	1,172.60	11,494.98	12,667.58	144,852.21
109	1,086.39	11,581.19	12,667.58	133,271.02
110	999.53	11,668.05	12,667.58	121,602.97
111	912.02	11,755.56	12,667.58	109,847.41
112	823.86	11,843.72	12,667.58	98,003.69
113	735.03	11,932.55	12,667.58	86,071.14
114	645.53	12,022.05	12,667.58	74,049.09
115	555.37	12,112.21	12,667.58	61,936.88
116	464.53	12,203.05	12,667.58	49,733.82
117	373.00	12,294.58	12,667.58	37,439.25
118	280.79	12,386.79	12,667.58	25,052.46
119	187.89	12,479.69	12,667.58	12,572.78
120	94.30	12,573.28	12,667.58	(0.51)
TOTAL	520,109.09	1,000,000.51	1,520,109.60	

ANNEX “E”

Checklist of Eligibility Documents

ANNEX "E"

CHECKLIST OF ELIGIBILITY DOCUMENTS

Documents to be contained in the First Envelope		Remarks
For individuals	1	Duly accomplished Eligibility Statement
	2	Buyer's Information Sheet
	3	Copies of two (2) valid government issued IDs
	4	Certificate of Employment and Compensation, if employed
	5	Proof of source of funds (if unemployed)
	6	Certified True Copy of Latest Income Tax Return (ITR)
	7	Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Bidder is known to them, banking with them and is in good financial and credit standing
	8	Letter authorizing the SSS representative/s to verify the validity of all the documents submitted
	9	Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct
	10	Waiver of Rights to seek legal remedies (e.g. Temporary Restraining Order (TRO), law suits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer
For Sole Proprietorship	1	Duly accomplished Eligibility Statement
	2	Certified True copy of DTI Registration and Business Profile
	3	Certified True Copy of Latest Audited Financial Statement
	4	Certified True Copy of Latest Income/Business Tax Return (I/BTR) and Tax Clearance
	5	Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located
	6	Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Bidder is known to them, banking with them and is in good financial and credit standing
	7	Letter authorizing the SSS representative/s to verify the validity of all the documents submitted
	8	Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct

Documents to be contained in the First Envelope		Remarks
	9 Waiver of Rights to seek legal remedies (e.g. Temporary Restraining Order (TRO), law suits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer	

Documents to be contained in the First Envelope		Remarks
For Partnership/Corporation/Joint Venture/Consortium	1 Duly accomplished Eligibility Statement	
	2 Certified True Copy of SEC Registration and Company Profile of the Bidder; or in case of a foreign entity, at least 60% Filipino owned and licensed to do business in the Philippines	
	3 Certified True Copy of Articles of Incorporation/Partnership, By-Laws of the Bidder as amended, if any	
	4 Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located	
	5 Certified True Copy of Latest Audited Financial Statement	
	6 Certified True Copy of Income/Business Tax Returns and Tax Clearance issued by the Bureau of Internal Revenue (BIR)	
	7 Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Buyer is known to them, banking with them and is in good financial and credit standing	
	8 Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto	
	9 If a JV or Consortium, the Bidder (including all its JV/Consortium members) shall submit a copy of the duly notarized JV Agreement / Memorandum of Agreement (MOA) / Understanding (MOU) which: <ul style="list-style-type: none"> a Briefly describes the JV Consortium, the individual members of the JV/Consortium and the extent of the participation of each member; b Identifies the lead member of the JV/Consortium who is authorized by all the members to represent and sign any and all documents related to this process, receive notices/instructions and to make payments for and on behalf of the JV/Consortium; and c Provides that the members shall be jointly and severally liable for the obligations of the bidder under the award/contract 	
	10 Letter authorizing the SSS representative/s to verify the validity of all the documents submitted	
	11 Waiver of Rights to seek legal remedies (e.g. Temporary Restraining Order (TRO), law suits, etc.) to prevent SSS from awarding and	

Documents to be contained in the First Envelope		Remarks
	executing a contract with the Winning Bidder / Buyer	
12	A declaration of any legal or other impediments which may affect the Bidder's (and its JV or Consortium members) ability to participate in the bidding or a certification to be submitted by the Bidder (and its JV or Consortium members) stating the absence of such legal impediments	
13	Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct	

Documents to be contained in the First Envelope		Remarks
For Foreigners	1 Duly accomplished Eligibility Statement	
	2 Passport	
	3 Certificate of employment or Proof of Income	
	4 Latest Income Tax Return (ITR)	
	5 Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Buyer is known to them, banking with them and is in good financial and credit standing	
	6 Certification from the Condominium Corporation stating the percentage of ownership of foreigners in the condominium building (shall not exceed 40% of the total condominium units within the building)	

Documents to be contained in the First Envelope		Remarks
For Government Corp./Entities	1 Duly accomplished Eligibility Statement	
	2 Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto	
	3 Certified True Copy of Charter or applicable law on the creation of the entity	
	4 Bank Certification or any proof of funds availability.	

Documents to be contained in the Second Envelope		
For all Bidders	1 Bid Proposal	
	2 Bid Deposit	



ANNEX “F”

Pro-Forma Eligibility Statement



ANNEX "F"

REPUBLIC OF THE PHILIPPINES
CITY OF _____) s.s.

ELIGIBILITY STATEMENT

I, _____, of legal age, (nationality), with office address at _____, under oath, hereby depose and say THAT:

1. The (Name of Company) (Bidder) is interested in the bidding of

Unit/PS/Lot/s No. _____

Block No. _____

Location _____

2. I am the (Designation) of the Bidder, duly authorized to make this Statement for and on its behalf;
3. In compliance with the Eligibility Requirements, the Bidder's Company profile is hereto attached;
4. The bidder, its parent company or subsidiaries, has not been previously declared in default of its financial or other obligations by or against SSS or any of its subsidiaries;
5. The Bidder has no pending or unpaid tax liabilities in the Philippines;
6. The Bidder accepts the Terms of Reference, qualification criteria and the terms and conditions set by SSS;
7. The Bidder, if awarded the sale of the property/ies, commits to comply: (1) with the terms and conditions of the sale through public bidding; and (2) the terms and conditions of the Deed of Absolute Sale/Deed of Conditional Sale;
8. The Bidder commits to abide by the decision of the SSS-AADC, waives its right to seek legal remedies against SSS officers and employees, consultant, SSS-AADC and its Secretariat free and harmless from any liability, cost, and expenses, suit or allegation arising from its participation in this bidding process;

All information in this statement, including attachments and enclosures thereof, are true and correct. Any falsity, error, or misrepresentation shall constitute ground for disqualification from this bidding or revocation of award as determined by SSS;

9. The Bidder, its Directors, Officers and staff or any representative thereof, shall not attempt to establish any contact with any of SSS officers and employees, consultant, SSS-AADC and its Secretariat on matters concerning the bidding from the date of submission of their bids up to the conclusion of the bidding process, except for clarifications on proposal which must be in writing and addressed to the SSS-AADC through its Chairman.

The Bidder, its Directors and Officers have neither given nor offered, nor will it give nor offer, directly or indirectly, any bribe or other improper payment advantage to any SSS officers and employees, consultant, SSS-AADC and its Secretariat, or engage in any of the acts prohibited under R.A. 3019, otherwise known as the "Anti-Graft and Corrupt Practices Act", as amended.

10. The Bidder is not involved in any money laundering activity as defined by the Anti-Money Laundering Act of 2001 (RA 9160); and
11. The Bidder authorizes SSS or its authorized representatives to conduct investigation and verification of the statements, documents and information submitted relative to our bid.

For this purpose, the Bidder hereby authorizes any public office, or any person or firm to furnish pertinent information deemed necessary and requested by SSS to verify statements and information provided in this statement.

IN FAITH WHEREOF, I have hereunto affixed my signature this ____ day of _____ at _____, Philippines.

SUBSCRIBED AND SWORN TO before me this ____ day of _____, 20__, affiant exhibiting to me his competent evidence identity (e.g., Passport, Driver's License, etc.) _____ issued at _____ Philippines on _____, 20__.

Affiant

NOTARY PUBLIC

Doc. No. _____
Page No. _____
Book No. _____
Series of 20__.

ANNEX “G”

Buyer’s Information Sheet



ANNEX "G"

<p>ID Picture</p> <p>2 x 2</p>



SOCIAL SECURITY SYSTEM PROPA AND ACQUIRED ASSETS DEPARTMENT BUYER'S INFORMATION SHEET

(For Individual/Foreigner)

(Please complete required information, if not applicable indicate N/A)

<p>TCT No. _____</p> <p>Property _____</p> <p>Location _____</p> <p>_____</p> <p>_____</p>

BUYER'S PERSONAL DATA																						
Last Name:		First Name:			Middle Name:																	
Permanent Home Address: (No. Street, Subdivision, Barangay, City/Municipality)				Home Tel. No.:																		
Present Home Address: (No. Street, Subdivision, Barangay, City/Municipality, Province)				Home Tel. No.:																		
Date of Birth:	Place of Birth:	Age:	Sex: <input type="checkbox"/> Male <input type="checkbox"/> Female	Civil Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widow/er <input type="checkbox"/> Legally Separated	No. of Dependent/s:																	
Nationality:				Passport No. (if Foreigner):																		
TIN:	Fax No:	Cellphone No.:		E-Mail Address:																		
Government Issued ID Issued By and No.:				Date and Place Issued:																		
IF EMPLOYED				IF ENGAGED IN BUSINESS																		
Company/Institution:				Business or Trade Name:																		
Company Address:				Nature of Business:																		
Telephone No.:				Business Address:																		
Gross Monthly Income:				Net Income for the Immediately Preceding Year:																		
Other Source of Family Income: <table border="0"> <tr> <td>Source / Nature</td> <td>Amount per Year</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table>				Source / Nature	Amount per Year	_____	_____	_____	_____	References <table border="0"> <tr> <td>Name</td> <td>Address</td> <td>Contact No.</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </table>				Name	Address	Contact No.	_____	_____	_____	_____	_____	_____
Source / Nature	Amount per Year																					
_____	_____																					
_____	_____																					
Name	Address	Contact No.																				
_____	_____	_____																				
_____	_____	_____																				

SPOUSE'S PERSONAL DATA				
Last Name:	First Name:	Middle Name:	Date of Birth:	
Citizenship:	Age:	TIN:	Cellphone No.:	E-mail Address:
Company/Employer/Business Name (if self-employed)			Company/Employer/Business Address:	Office Landline:
EXISTING LOAN ACCOUNTS/OUTSTANDING CREDITS <i>(Please use a separate sheet, if necessary)</i>				
Type of Loan:		Bank/Financial Institution/Creditor & Address:		
Original Amount:	Monthly Payment:	Outstanding Balance:	Maturity Date:	
OTHER ASSETS <i>(Please use a separate sheet, if necessary)</i>		CREDIT HISTORY		
Type of Property/Investment: (e.g. house, car)		Do you have an existing loan with other banks, financial institutions or government agencies such as Pag-IBIG, GSIS or SSS? Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, please give details and submit proof of last amortization payment.</i> Are there cases, past or pending, civil or criminal, filed against you involving non-payment of obligations or mishandling or issuance of bouncing checks? Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, please state the nature and status of the case</i> _____		
Location/Description:				
Estimated Value:				
CERTIFICATION				
<p>I hereby CERTIFY that: (a) I am not related to the Head or any of the staff of the ROPA and Acquired Assets Department (ROPAAAD), or any of the members of the Acquired Assets Disposal Committee (AADC), the Technical Working Group, the AADC Secretariat, or of the members of the SSC by consanguinity or affinity up to the third civil degree. (b) I did not give or pay directly or indirectly, any commission, amount, fee, or any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to my application to purchase ROPAs.</p> <p>I further CERTIFY that the above statements as well as all the information contained herein are true, correct and complete to the best of my knowledge and belief and hereby agree that any misrepresentation or non-disclosure of a material fact shall be a ground for the disapproval of my offer. I agree to notify the ROPAAAD of any change in my personal circumstances and/or any material change in the data stated herein. I likewise authorize the ROPAAAD to undertake whatever investigation or verification to check the validity or information contained herein.</p> <p>Lastly, I understand that it may be a criminal offense punishable by fine or imprisonment, or both, to knowingly make untruthful statements or related falsehoods upon any material matter concerning any of the above statements under the criminal laws of the Philippines.</p>				
_____ Date		_____ Signature Over Printed Name		
DOCUMENTARY REQUIREMENTS				
Put a check mark on the items submitted: () Duly Accomplished Eligibility Statement Form () Buyer's Information Sheet () Married Certificate, if married (PSA copy) () Photocopies of two (2) valid government issued ID; passport for foreigners () Original copy of the Certificate of Employment with Compensation with Compensation (COE), if employed or/Certificate Under Oath of Proof of Source of Income/Funds, if unemployed; () Original copy of Certificate from at least one (1) savings/commercial/universal, legally operating in the Philippines, stating the Bidder is known to them and is in good financial and credit standing; () Original copy of Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements are original/authentic copy of the original and all statements and information provided therein are true and correct; () Certified True copy: () Latest Income Tax Return (ITR); () Tax Clearance; and () Tax Identification Number (TIN) () Letter authorizing the SSS representative/s to verify the validity of all the documents submitted; () Waiver of Rights to seek legal remedies (e.g. Temporary Restraining Order (TRO), law suits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder/Buyer; and () Other Documentary Requirement: () a. If buyer is the current occupant of the unit to be purchased, submit proof of updated rental payment. If the buyer is an OFW, submit a valid employment contract or certificate of employment (COE), proof of remittance or any supporting documents issued by employer stating monthly income, with				

all the deductions, if any; *(indicate the submitted document)*
() b. Special Power of Attorney (SPA) executed by the offeror if represented by another individual.

TO BE FILLED UP BY THE SSS

Reviewed By:

Date Interviewed:

Comments:

ID Picture

2 x 2



SOCIAL SECURITY SYSTEM
ROPA AND ACQUIRED ASSETS DEPARTMENT
BUYER'S INFORMATION SHEET
(For SOLE PROPRIETORSHIP/ PARTNERSHIP
/CORPORATION/JV CONSORTIUM/GOVERNMENT CORPORATE
ENTITIES)
 (Please complete required information, if not applicable indicate N/A)

TCT No. _____

Property _____

Location _____

COMPANY/BUSINESS DATA

Company/Government Agency:			
Office Address:			
Telephone No:	Fax No:	Website:	E-mail Address:
Date Registered with SEC/DTI:	Nature of Business:	Length of Business:	
Country of Incorporation:	% of Filipino Ownership:	Company TIN & SSS No.:	
Authorized Person:		Position:	
Home Address:			
Telephone No.:	Cellphone No.:	Office Telephone No.:	
Department/Unit:		Length of Service:	
Valid Gov't. ID/No.:		Date and Place Issued:	

MANAGEMENT OFFICIALS

KEY OFFICERS	POSITION	Contact No.	E-mail Address

EXISTING LOAN ACCOUNTS/OUTSTANDING CREDITS

Type of Loan:	Bank/Financial Institution/Creditor and Address:		
Original Amount:	Monthly Payment:	Outstanding Balance:	Maturity Date:

OTHER ASSETS

(Please use a separate sheet, if necessary)

CREDIT HISTORY

(Please use a separate sheet, if necessary)

Type of Property/ Investment:	Does the corporation/partnership have an existing loan with other banks or other financial institutions? <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, please give details and submit proof of last amortization payment Are there cases, past or pending filed against the corporation/partnership involving non-payment of obligations or mishandling of issuance of bouncing checks Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please state the nature and status of the case:
Location/Description:	
Estimate Value:	
Is the abovementioned property used as a security for a loan? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please give details	

CERTIFICATION

I hereby CERTIFY that:

If a sole proprietorship: (a) I am not related to the Head or any of the staff of the ROPA and Acquired Assets Department (ROPAAAD), or any of the members of the AADC, the Technical Working Group, the AADC Secretariat, or any of the SSC Members of the Social Security System (SSS) by consanguinity or affinity up to the third civil degree; (b) I did not give or pay directly or indirectly, any commission, amount, fee, or any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to my application to purchase a ROPA's-acquired property.

If a partnership or corporation or joint venture or government corporate entity: (a) None of the officers, directors, controlling stockholders and members of (Name of Partnership or Corporation or Joint Venture or Government Entity) is related to the Head or any of the staff of the ROPA and Acquired Assets Department (ROPAAAD), or any of the members of the AADC, the Technical Working Group, the AADC Secretariat, or of the SSC Members of the Social Security System (SSS) by consanguinity or affinity up to the third civil degree.

I further CERTIFY that the above statements as well as all the information contained herein are true, correct and complete to the best of my knowledge and belief and hereby agree that any misrepresentation or non-disclosure of a material fact shall be a ground for the disapproval of my offer. I agree to notify the ROPAAAD of any change in my personal circumstances and/or any material change in the data stated herein. I likewise authorize the ROPAAAD to undertake whatever investigation or verification to check the validity or information contained herein.

Lastly, I understand that it may be a criminal offense punishable by fine or imprisonment, or both, to knowingly make untruthful statements or related falsehoods upon any material matter concerning any of the above statements under the criminal laws of the Philippines.

Date

Signature Over Printed Name

Date

Signature Over Printed Name

DOCUMENTARY REQUIREMENTS

Put a check mark on the items submitted:

- ☐ Duly Accomplished Eligibility Statement Form;
- ☐ Buyer's Information Sheet;
- ☐ Photocopies of two (2) valid government issued ID of authorized representative;
- ☐ Original copy of the Certificate of Employment with Compensation (COE), if employed or/Certificate Under Oath of Proof of Source of Income/Funds, if unemployed;
- ☐ Original copy of Certificate from at least one (1) savings/commercial/universal, legally operating in the Philippines, stating the Bidder is known to them and is in good financial and credit standing;
- ☐ Original copy of Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements are original/authentic copy of the original and all statements and information provided therein are true and correct;
- ☐ Certified True copy:
 - ☐ a. Latest Income Tax Return (ITR);
 - ☐ b. Latest Business Tax Return (BTR);
 - ☐ c. Tax Clearance;
 - ☐ d. Tax Identification Number (TIN);
 - ☐ e. Latest Audited Financial Statement (FS);
 - ☐ f. DTI Registration and Business Profile;
 - ☐ g. Articles of Incorporation/Partnership, By-Laws of the Bidder as amended, if any;
 - ☐ h. SEC Registration and Company Profile of the Bidder; or in case of a foreign entity, at least 60% Filipino owned and licensed to do business in the Philippines;
 - ☐ i. Mayor/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located;
- ☐ Photocopy of Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto;
- ☐ Copy of Charter or applicable law on the creation of the entity;
- ☐ Letter authorizing the SSS representative/s to verify the validity of all documents submitted;
- ☐ Proof of source of funds availability for the purchase;
- ☐ Waiver of Rights to seek legal remedies (e.g. Temporary Restraining Order (TRO), law suits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder/Buyer;
- ☐ If a JV or Consortium, the Bidder (including all its JV/Consortium members) shall submit a copy of the duly notarized JV Agreement/Memorandum of Agreement (MOA/Understanding (MOU) which:
 - ☐ a. Briefly describes the JV Consortium, the individual members of the JV/Consortium and the extent of the participation of each member;
 - ☐ b. Identifies the lead member of the JV/Consortium who is authorized by all the members to represent and sign any and all documents related to this process, receive notices/instructions and to make payments for and on behalf of the JV/Consortium; and
 - ☐ c. Provides that the members shall be jointly and severally liable for the obligations of the bidder under the award/contract
- ☐ Other Documentary Requirement:
 - ☐ a. If buyer is the current occupant of the unit to be purchased, submit proof of updated rental payment. If the buyer is an OFW, submit a valid employment contract or certificate of employment (COE), proof of remittance or any supporting documents issued by employer stating monthly income, with

all the deductions, if any; <i>(indicate the submitted document)</i>	
() b. Special Power of Attorney (SPA) executed by the offeror if represented by another individual.	
TO BE FILLED UP BY THE SSS	
Reviewed By:	Date Interviewed:
Comments:	

ANNEX “H”

Sample Form-Waiver of Right to Seek Legal Remedies

ANNEX "H"

SAMPLE FORM – WAIVER OF RIGHT TO SEEK LEGAL REMEDIES

Date

THE CHAIRMAN

Acquired Assets Disposal Committee

Social Security System

7th Floor, Office of the Executive Vice President for Investments Sector

SSS Building, East Avenue, Diliman, Quezon City

Subject: Sale of SSS Properties Through Public Bidding

Sir:

As a duly authorized representative of [Name of Company], (hereinafter referred to as the "Company"), and in connection with the bidding of Unit/PS/Lot/s _____ Block _____ located at _____ with a total land area of _____ sq. meters, the undersigned on behalf of the Company, hereby expressly and formally commits to abide by the decision of the SSS-AADC for subject Property/ies to determine the eligibility of Bidders as well as the eventual Winning Bidder among them.

Accordingly, and in accordance with the Terms of Reference (TOR) for the sale through public bidding of the property/ies, the Company hereby holds SSS free and harmless from any liability, costs and expenses, suit or allegation arising out of the Company's participation in the bidding process. This also serves as a formal waiver by the Company of any right to file any form of legal remedy or action before any court, tribunal or administrative body to prevent or restrain or prohibit SSS from continuing the public bidding proceedings related thereto and from awarding and executing a contract with the Winning Bidder as determined by the SSS-AADC.

Very truly yours,

Authorized representative (Please enclose letter of authority)

Name and Signature :

Title/Position :

Date :

ANNEX "I"

**Draft Contracts
Deed of Conditional Sale
Deed of Absolute Sale**

DEED OF CONDITIONAL SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made and executed by and between -

The SOCIAL SECURITY SYSTEM, a government owned and controlled corporation created pursuant to Republic Act No. 11199, as amended, with principal office at SSS Building, East Avenue, Quezon City, Philippines, represented herein by its _____, _____ and _____ its _____, hereinafter referred to as the VENDOR;

- and -

_____, a corporation duly organized and existing under Philippines laws, with principal office address at _____, represented herein by its _____, hereinafter referred to as the VENDEE; *(if corporation)*

_____, of legal age, Filipino and with _____ residence at _____, hereinafter referred to as the VENDEE; *(if individual)*

- WITNESSETH -

WHEREAS, the VENDOR is the registered owner of vacant parcel/s of land with improvements thereon located at _____, covered by Transfer Certificate/s of Title (TCT) No/s. _____ and _____, all of the Registry of Deeds for the Province of _____ (the "PROPERTY/IES"), more particularly described as follows, to wit:

TRANSFER CERTIFICATE OF TITLE NO. _____
Registry of Deeds for the Province of _____

(technical description)

WHEREAS, the VENDOR desires to sell through public bidding the above-described PROPERTY/IES on "AS IS WHERE IS BASIS";

WHEREAS, the VENDEE has offered to buy the PROPERTY/IES and has represented and warranted himself/herself/itself as qualified to own properties under existing laws, rules and regulations and has inspected the said PROPERTY/IES, determined the conditions and verified the title/s thereto;

WHEREAS, on the basis of the above-mentioned representation and warranty by the VENDEE, the VENDOR accepted the offer of the former to buy the PROPERTY/IES on installment and pursuant to the recommendation of its Acquired Asset Disposal Committee (AADC) per its Memorandum dated _____, the PROPERTY/IES was/were awarded to the VENDEE after a bidding duly conducted for the purpose;

WHEREAS, pursuant to the Resolution issued by the Board of Directors of the VENDEE during its meeting held on _____, its _____, was authorized to sign, execute and deliver this Deed for and its behalf; *(if corporation)*

WHEREAS, the acceptance of the offer and award of the PROPERTY/IES to the VENDEE by the VENDOR were approved by the Social Security Commission (SSC) pursuant to its Resolution No. _____ dated _____;

NOW, THEREFORE, for and in consideration of the purchase price of _____ PESOS (P _____), the VENDOR hereby SELLS, TRANSFERS and CONVEYS to the VENDEE, by way of Conditional Sale, the above-described PROPERTY/IES, "AS IS WHERE IS" and subject to the following terms and conditions:

1. DOWNPAYMENT – The Bid Security equivalent to _____ percent (____%) of the Bid Price or in the amount of _____ paid by the VENDEE shall be considered as the down payment for the purchase of the PROPERTY/IES.
2. MONTHLY INSTALLMENT - The VENDEE undertakes and agrees to pay the VENDOR at its office, the balance of the purchase price in the amount of _____ PESOS (P _____), within _____ (____) years, with interest rate of nine percent (9%), per annum until fully paid, without need of notice or demand, and said payment to be made in _____ (____) Equal Monthly Installment of _____ PESOS (P _____) to be paid commencing on the first seven (7) working days of (state month and year) and every month thereafter until the entire obligation shall have been fully paid.
 - 2.1. The VENDEE may pay in full whatever is due under this Deed at any time before the expiration of the above stipulated period, in which event,

the VENDEE shall be entitled to interest rebate or reimbursement of whatever interest payment they may have made in excess of what is legally due by reason of the accelerated payment.

2.2. Upon execution of this Deed the VENDEE shall issue Twelve (12) Postdated Checks for each of the first Twelve (12) Equal Monthly Installments. Upon the expiration of the first Twelve (12)-month period covered by the first set of Postdated Checks, the VENDEE shall issue another set of Twelve (12) Postdated Checks. This provision shall apply until the full payment of the balance of the Purchase Price.

3. DEFAULT - In case of default in the payment of the monthly installment, the VENDOR shall send a Collection Notice to the VENDEE fifteen (15) working days after the applicable month of delay and every fifteen (15) working days thereafter up to three (3) notices. The third (3rd) notice shall serve as Ejectment Notice.

3.1. If the VENDEE still fails to pay the outstanding obligations after the third notice, the VENDOR shall:

- a. Cancel this Deed; and
- b. Cut-off utilities two (2) working days after service of the Ejectment Notice

3.2. The VENDOR may accept partial payments, if any, of the total amount due which shall be applied first to the penalties referred to in paragraph 4 hereof, then to the interest, if any, and finally to the principal obligations. However, acceptance of partial payments shall not deter the VENDOR from issuing the 3rd notice.

3.3. The appropriate legal action/s shall be filed by the VENDOR under the following:

- a. VENDEE refuses to vacate the premises after receipt of Ejectment Notice; or
- b. VENDEE vacated the PROPERTY/IES without paying the outstanding obligations to the VENDOR

4. PENALTY - In case of delay in the payment of the Monthly Installment or any amount due from the VENDEE under this Deed, the VENDEE shall pay the VENDOR a Penalty in the amount equivalent to two percent (2%) of the amount due, per month, computed from the date of delinquency, without prejudice to the right of the VENDOR to terminate, annul or cancel this Deed as provided in paragraph 3 hereof.

5. MAINTENANCE OF PROPERTY/IES – The VENDEE shall keep the PROPERTY/IES in good condition and order during the term of this Deed. In case the VENDEE fails to perform this obligation, the VENDOR, upon proper notice, may enter the PROPERTY/IES at any reasonable hours of the day to effect this provision at its own expense, subject however, to reimbursement by the VENDEE.
3. NON-WAIVER - The continued exercise of any power, privileges or right granted or exercised by the VENDEE, despite violation of any of the terms and conditions of this Deed on the part of the VENDEE, shall in no case be interpreted as a waiver by the VENDOR of any of its rights herein provided, much less, shall it be considered as a waiver of its rights on subsequent violations on the part of the VENDEE. VENDEE's rights under this Deed may not be assigned without the prior written consent of the VENDOR.
4. TAXES, FEES AND DUES - The VENDEE shall pay all the taxes, duties, fees and other impositions that will be levied under the applicable law or which will be due on the PROPERTY/IES, including the Association and similar dues, if any, during the term of this Deed.
5. TRANSFER OF OWNERSHIP - Titles to the PROPERTY/IES remain with the VENDOR and shall pass to, and be transferred in the name of the VENDEE only upon the execution of a Deed of Absolute Sale by the VENDOR in favor of the VENDEE.

Except for the Capital Gains Tax to which the VENDOR is exempted from payment under and pursuant to Section 16 of R.A. 11199, as amended, all other taxes and fees necessary for the transfer of the title of the PROPERTY/IES from the VENDOR to the VENDEE shall be for the sole account of the VENDEE.

9. EXECUTION OF A DEED OF ABSOLUTE SALE - Upon the full payment by the VENDEE of the Purchase Price of the PROPERTY/IES, together with all the interest thereon, taxes and other charges and upon faithful compliance with all the conditions of this Deed, the VENDOR, in final fulfillment of its obligation under this Deed, shall execute a Deed of Absolute Sale of the PROPERTY/IES in favor of the VENDEE.
10. The VENDOR and the VENDEE shall be responsible for the ratification of their respective execution of this Deed before a Notary Public.

IN WITNESS WHEREOF, the Parties have hereto affixed their signature on this _____ day of _____ 20__ in _____, Philippines.

SOCIAL SECURITY SYSTEM
Vendor

By:

Vendee

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
QUEZON CITY) S.S.

BEFORE ME, a Notary Public, for and in _____, this _____ day of
_____ 20__, at _____, personally appeared the following:

	Valid ID	Place /Date Issued
(representatives of the VENDOR)	_____	_____/_____
	_____	_____/_____
	_____	_____/_____
	_____	_____/_____

known to me, and to me known to be the same persons who executed the foregoing Deed and who acknowledged to me that the same is their free and voluntary act and deed as well as the free and voluntary act and deed of the entities which they represent in this instance.

This Deed, consisting of ____ () pages, signed by the parties, their representatives and instrumental witnesses on each and every page hereof, refers to a Deed of Conditional Sale of _____ () parcel/s of land located at _____.

WITNESS MY HAND AND OFFICIAL SEAL on the date and place first above-written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 20__.



SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

) S.S.

BEFORE ME, a Notary Public, for and in _____, this _____ day of _____ 20____, at _____, personally appeared the following:

	Valid ID and CTC Nos.	Place /Date Issued
(name/s of the VENDEE)	_____ _____	_____/_____ _____/_____

known to me, and to me known to be the same person/s who executed the foregoing Deed and who acknowledged to me that the same is his/her/their free and voluntary act.

This Deed, consisting of ____ () pages, signed by the parties, their representatives and instrumental witnesses on each and every page hereof, refers to a Deed of Conditional Sale of _____ () parcel/s of land located at _____.

WITNESS MY HAND AND OFFICIAL SEAL on the date and place first above-written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 20____.



DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Absolute Sale (DEED) is made and executed by and between -

The SOCIAL SECURITY SYSTEM, a government owned and controlled corporation created pursuant to the provisions of Republic Act No. 11199, with principal office address at the SSS Building, East Avenue, Diliman, Quezon City, Philippines, represented herein by (Name of 1st Signatory), (Designation/Position/Office), and (Name of 2nd Signatory), (Designation/Position/Office), pursuant to Secretary's Certificate dated _____ (Annex "___"), hereinafter referred to as the VENDOR;

- and -

_____, a corporation duly organized and existing under Philippines laws, with principal office address at _____, represented herein by its _____, hereinafter referred to as the VENDEE; *(if corporation)*

_____, of legal age, Filipino and with _____ residence at _____, hereinafter referred to as the VENDEE/S; *(if individual)*

- A N T E C E D E N T S -

WHEREAS, the VENDOR is the absolute owner of vacant parcel/s of land with the improvements thereon situated at _____, covered by Transfer Certificate/s of Title (TCT) No/s. _____ and _____, all of the Registry of Deeds for the Province of _____ (the "PROPERTY/IES"), which particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. _____
Registry of Deeds for the Province of _____

(technical description)

WHEREAS, on _____, the parties executed a Deed of Conditional Sale where the VENDOR sold the PROPERTY for a Purchase Price of (amount in words) (Pxxx.xx) on "AS IS WHERE IS BASIS", which sale was confirmed under SSC Resolution No. _____ dated _____, upon approval of the President and CEO, and recommended by the (Name of Proponent/Designation/Office/Department) coursed through the (Name of Next Higher Official/Designation/Office), subject to the terms and conditions stated therein.

WHEREAS, under the Deed of Conditional Sale, the parties shall execute this DEED upon VENDEE/S full payment of the Purchase Price.

WHEREAS, the VENDOR it is mutually agreed and understood between the parties that the VENDEES have inspected the said property and have full knowledge of the conditions thereof and hereby agree that the VENDOR shall not be held liable in any manner for any hidden defects of the said property.

WHEREAS, the VENDEE/S have agreed and hereby agree to renounce their rights to warranty against eviction from the property.

WHEREAS, both parties agree that this Deed of Sale shall be subject to the review and approval of the Office of the Government Corporate Counsel (OGCC). Any of its ensuing recommendations, suggestions or directives should form part of this Deed of Sale.

WHEREAS, all actions arising from this Contract shall be brought exclusively to the jurisdiction of the appropriate courts of Quezon City, waiving any other venue.

WHEREAS, pursuant to Executive Order (EO) No. 398, the VENDEE/S certify that they are free and clear of all tax liabilities to the government.

WHEREAS, the VENDEE/S agree to pay for any real estate tax that may be due, as well as all expenses to be incurred in connection with the transfer of the title of the subject property, and the failure to do so will entitle the ENDOR to suspend the conveyance of the subject property.

WHEREAS, pursuant to the Resolution issued by the Board of Directors of the VENDEE during its meeting held on _____, its _____, was authorized to sign, execute and deliver this DEED or and its behalf; *(if corporation)*

ACCORDINGLY, for and in consideration of the sum of (Amount in words) (Pxxx.xx), receipt of which is hereby acknowledged by the VENDOR from the VENDEES, the VENDOR Social Security System hereby SELLS, TRANSFERS and CONVEYS unto the VENDEES the above describe parcel of land. aforesaid premises, and more specifically of the purchase price of _____ PESOS (P_____), the receipt hereof is hereby acknowledged from the VENDEE to the entire satisfaction of

the VENDOR, the latter hereby SELLS, TRANSFERS and CONVEYS unto the VENDEE/S of the above described property.

The VENDOR and the VENDEE shall be responsible for the ratification of their respective execution of this Deed before a Notary Public.

IN WITNESS WHEREOF, the Parties have hereto affixed their signature on this _____ day of _____ 20__ in _____, Philippines.

SOCIAL SECURITY SYSTEM
Vendor

By:

Name of 1st SSS Signatory stated in
the Secretary' Certificate
Department/Office

Name of 2nd SSS Signatory stated in the
Secretary' Certificate
Department/Office

Name of VENDEE

SIGNED IN THE PRESENCE OF:



REPUBLIC OF THE PHILIPPINES)
QUEZON CITY) S.S.

ACKNOWLEDGMENT

BEFORE ME, a Notary Public, for and in _____, this _____ day of _____ 20____, at _____, personally appeared:

<u>Name</u>	<u>Valid ID</u>	<u>Date/Place of Issue</u>
_____	_____	_____
_____	_____	_____

known to me, and to me known to be the same persons who executed the foregoing instrument and who acknowledged to me that the same is their free and voluntary act and deed as well as the free and voluntary act and deed of the SSS whom (Name of the abovenamed signatories) represent in this instance.

This instrument, consisting of _____ () pages, including this page where this acknowledgement is written, but excluding the annex(s), signed by the parties executing the same and two (2) instrumental witnesses, refers to a Deed of Absolute Sale of a (Property) in _____.

WITNESS MY HAND AND OFFICIAL SEAL on the date and place first above-written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 20____.

ANNEX “J”

Pro-Forma Bid Proposal



BID PROPOSAL

For Installment Bid

1. To pay the balance of Php _____ within _____ years @ _____ % /annum.
2. To pay the Monthly Installment through the issuance of Post Dated Checks (PDCs) within ten (10) working days from the receipt of Deed of Conditional Sale (DCS)

(In case the Winning Bidder has an existing Lease Contract on the property subject of bid)

All advance payments made, if any, shall be applied to the balance of the purchase price.

In case I/we failed to submit the PDCs for the installment payments of the purchase price within ten (10) working days from receipt of the DCS, the SSS shall cancel the sale and forfeit the Bid Deposit thereof.

3. In case of any delay in the payment of the monthly installment:
 - 3.1. I/we shall pay a penalty per month equivalent to two percent (2%) of the total amount due, computed from the date of delinquency up to actual date of payment.
 - 3.2. The SSS shall cancel the DCS in case I/we fail to pay outstanding obligations after the 3rd Collection Notice.
 - 3.3. I/we shall vacate the premises upon receipt of Ejectment Notice.

The undersigned, hereby, affirms that I am duly authorized by the Company to make this proposal for and on its behalf.

Submitted by:

(signature)

Printed Name of Authorized Representative

Position