



Republic of the Philippines
Office of the President

HOUSING AND LAND USE REGULATORY BOARD

Region III 3rd Flr. Insular Life Bldg., Dolores, City of San Fernando, Pampanga

LICENSE to SELL

No. 035091

This license is issued for the sale of saleable lots/units/lots with units in
ALEGRIA LIFESTYLE RESIDENCES PHASE 2 (145 Lots with Units / 207 Lots Only)

located at Brgy. Loma de Gato, Marilao, Bulacan pursuant to
PD 957 and its rules and regulations.

The project owner(s), ROCKAVILLA REALTY & DEV'T. CORP.

, and developer(s), ROCKAVILLA REALTY & DEV'T. CORP.

, is (are) obliged to comply strictly with the following.

1. Complete the project in accordance with the approved development plan therefore not later than LD: OCT. 2022 and advise buyers in writing of such time frame for development;
2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;
3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid; within 180 days from execution;
4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged redeem and deliver the same within six months from full payment;
5. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership;
6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;
7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;
8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;
9. Sell only at the maximum selling price of N/A
10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
11. Initiate the organization of home/unit owners;
12. Refrain from levying any fee for an alleged community benefit upon the buyers, and;
13. Comply with other provisions of the pertinent laws, rules and regulations.
14. **The date of completion and delivery of the housing component shall be explicitly provided in the contract to sell or any purchase agreement. In the absence thereof, the period of completion and delivery of the housing unit shall in no case exceed one (1) year from the date of purchase.**

Additional Condition(s)

15. The buyers of house and lot or lot only or condominium units shall be given the option to avail of home financing scheme of his/her choice.

Compliance to Section 18 of R.A. 7279 as amended by R.A. 10884 is through an ESCROW AGREEMENT with CHINA BANKING CORPORATION TRUST AND ASSET MANAGEMENT GROUP under ESCROW ACCOUNT NO. 01815865TA03 amounting to TEN MILLION SIX HUNDRED SIXTY THOUSAND NINE HUNDRED FIFTY SEVEN PESOS & 50 / 100 PESOS ONLY (P 10,660,957.50) as the owner / developer's participation in the balanced housing requirement.

Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Dolores, CSFP, this FEB 13 2020 day of FEB 13 2020 year 2020.

O.R.No. 2144982
Date Issued 10-23-19
Amount Paid P 251,112.00
TIN (Owner) _____
TIN (Developer) _____

By Authority of the Board:

Atty. LYNDON D. JUNTILLA

Regional Officer



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HOUSING AND LAND USE REGULATORY BOARD

Region III

3rd Flr. Insular Life Bldg., Dolores, City of San Fernando, Pampanga

Certificate of Registration

No. 030272

BE IT KNOWN:

THAT ALEGRIA LIFESTYLE RESIDENCES PHASE 2
a project covered by Pcs-03-022371
and located at Brgy. Loma de Gato, Marilao, Bulacan
with an area of 7.3195 Has. is hereby REGISTERED pursuant to PD 957
and its rules and regulations.

THAT any misrepresentation or material falsehood made in connection with the application for this registration or the forgery or falsification of any of the supporting documents thereof and other legal grounds provided by law shall be a valid cause for revocation of this Registration.

THAT this Certificate of Registration is NOT an authority to sell any lot/unit in the abovementioned project.

AND THAT the project owner(s), ROCKAVILLA REALTY & DEV'T. CORP.
and the developer(s) ROCKAVILLA REALTY & DEV'T. CORP.
take the solidary responsibilities of complying with the law and the rules and regulations for the issuance of this CERTIFICATE and License to Sell, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Dolores, City of San Fernando, Pampanga this FEB 13 2020
day of _____, year _____.

By Authority of the Board:

Atty. LYNDON B. JUNTILLA

Regional Director/Officer