



LICENSE to SELL

No. 94-08-2551

This License is issued for the sale of saleable lots/units/lots with units in *ANTIPOLO HILLS PH. II-B (BATCH 1) (223 LOTS)*

located at SAN LUIS, ANTIPOLO, RIZAL pursuant to SECTION 5 OF P.D. 957 and its rules and regulations.

The project owner(s), NATALIA REALTY, INC.***, and developer(s), ESTATE DEVELOPERS AND INVESTMENT CORPORATION***, is (are) obliged to comply strictly with the following:

1. Complete the project in accordance with the approved development plan therefor not later than MAY 1995 and advise buyers in writing of such time frame for development;
2. Apply for extension of time to complete development in case the project cannot be completed before the prescribed period expires;
3. Maintain the common facilities until their turnover is authorized pursuant to P.D. 1216;
4. 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;
5. Deliver the title free from liens and encumbrance to fully paid buyers or, if mortgaged, redeem and deliver the same within six months from full payment;
6. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name or ownership;
7. 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;
8. 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;
9. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;
10. Sell only at the maximum selling price of ₱ not applicable
11. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
12. Initiate the organization of home/unit owners;
13. Refrain from levying any fee for an alleged community benefit upon the buyers; and,
14. Comply with other provisions of the pertinent laws, rules and regulations.

Additional Condition(s):

*This License to Sell Blocks 65,67,68,77,78 and 85
*** Management Development and Sales Agreement dated September 22, 1983.*

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 Quezon City, this 08th day of August 1994.

O.R. No. 5515799
Date Issued 4-1-93
Amount Paid ₱ 8,521.43

WILFREDO I. IMPERIAL
Acting Regional Officer *ENCRFO*

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