

GUIDELINES FOR THE SEALED PUBLIC BIDDING OF THE CALOOCAN/KINGSWOOD PROPERTY

The Presidential Commission on Good Government (PCGG), as designated disposition entity of the Privatization Council (PrC) of the Department of Finance (DOF), will conduct a public bidding of a real property otherwise known as the “Caloocan/Kingswood Property”, with the following details:

1. SUBJECT AND MANNER OF SALE

- 1.1 The subject of the sealed public bidding is the following real property:

Location	Description	Floor Price
Kingswood St., Brixtonville Subdivision, Camarin, Caloocan City	240 square meters residential land covered by TCT No. 001-2019005795 registered in the name of the Republic of the Philippines	Php 4,008,000 (or Php16,500.00 per square meter)
	240 square meters residential land covered by TCT No. 001-2019005796 registered in the name of the Republic of the Philippines	Php 4,008,000 (or Php16,500.00 per square meter)

The above property was surrendered to the Republic of the Philippines pursuant to the Compromise Agreement between the Republic of the Philippines and Spouses Alejo and Teresita Ganut dated November 22, 1994. The property is more particularly described in ***Annex “A”*** hereof.

- 1.2 The sale will be through sealed public bidding on an “as-is-where-is” and cash basis.
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- 1.3 The award of the sale shall be subject to the approval of the PCGG and the PrC/DOF.

2. BIDDER'S PRE-QUALIFICATION REQUIREMENTS

- 2.1 The sale is open to Filipino citizens, partnerships, and corporations at least sixty percent (60%) owned by Filipino citizens.

- 2.2 Bidders are required to submit the following pre-qualification documents on or before **September 6, 2024**:

2.2.1 If the bidder is an individual - A clear copy of a valid identification card (ID) duly issued to the bidder by the Philippine Government (e.g. Voter's ID, Philippine Identification Card (PSA National ID), Philippine Passport, Driver's License etc.). The bidder should be ready to present the original of said identification card (ID) upon request of the PCGG during the opening of bids.

2.2.2 If the bidder is a sole proprietorship - A certified true copy of the bidder's Registration Certificate. The certification must be issued by: (a) the Department of Trade and Industry, or (b) the sole proprietor, in which case, the certification must be notarized.

2.2.3 If the bidder is a partnership -

a. A certified true copy of the bidder's Registration Certificate. The certification must be issued by: (a) the Securities and Exchange Commission, or (b) the bidder's Managing Partner, in which case, the certification must be notarized.

b. A notarized certificate issued by the bidder's Managing Partner:

b.1 Stating that at least sixty percent (60%) of its total capital contribution and controlling interest is owned by Philippine Nationals; and

b.2 Naming the partners holding at least five percent (5%) of the capital.

- c. A certified true copy of the bidder's latest Articles of Partnership. This certification must be issued by: (a) the Securities and Exchange Commission, or (b) the bidder's Managing Partner, in which case, the certification must be notarized.
- d. The authorization specified in Sec. 3.6 (b) of these Guidelines.

2.2.4 If the bidder is a corporation -

- a. A certified true copy of the bidder's Registration Certificate. The certification must be issued by: (a) the Securities and Exchange Commission, or (b) the bidder's Corporate Secretary, in which case, the certification must be notarized.
 - b. A notarized certificate issued by the bidder's Corporate Secretary:
 - b.1 Stating that at least sixty percent (60%) of its capital stock outstanding and entitled to vote is owned by Philippine Nationals; and
 - b.2 Naming the shareholders holding at least five percent (5%) of the equity.
 - b.3 A certified true copy of the bidder's latest Articles of Incorporation. This certification must be issued by: (a) the Securities and Exchange Commission, or (b) the bidder's Corporate Secretary, in which case, the certification must be notarized.
 - b.4 The authorization specified in Sec. 3.6. (b) of these Guidelines.
- 2.3 All bidders with pending civil and/or criminal cases with the PCGG in relation to ill-gotten wealth involving sequestered and/or surrendered companies, assets and properties shall be automatically disqualified.
- 2.4 The former owner and/or any of his relatives, associates, firms or entities cannot directly or indirectly participate in the bidding.
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- 2.5 All pre-qualified bidders shall be properly notified at least three (3) days before the pre-bid conference.

3. PREPARATION OF BIDS

- 3.1 From **August 17, 2024 to September 6, 2024**, all prospective bidders must register by submitting the “Sealed Public Bidding Registration Form” (attached as ***Annex “B”***), completely and comprehensively filled out, with complete Pre-Qualification Requirements to:

**The PCGG Special Bids and Awards Committee
for Privatization (SBAC)**

Surrendered Assets Group, Asset Management Department
22nd Floor, JMT Corporate Condominium
27 ADB Avenue, Pasig City

- 3.2 On bidding date on **September 24, 2024 at 10:00 A.M.**, each bidder must submit the properly accomplished “Bid Letter” attached as ***Annex “C”*** hereof. The Bid Letter should be accompanied by:
- (a) The attachments specified therein (***Annex “C-1”***);
 - (b) The Bid Bond in the form specified under Section 4.1 hereof; and
 - (c) Duly signed original Guidelines issued to the submitting bidder.

All documents referred to in this paragraph shall hereinafter be collectively called the “Bid Documents”.

- 3.3 All pages of the Bid Letter and the Guidelines must be signed or initialed by the bidder or his duly authorized representative bearing his, her or its written authority.
- 3.4 The Bid Letter and Bid Bond must be enclosed in two (2) separate sealed envelopes bearing the name of the bidder. Each envelope must be properly labeled.
- 3.5 All bids shall be submitted in the form prescribed by the PCGG and in strict compliance with the requirements herein set forth. All spaces must be properly filled up.
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3.6 (a) The Bid Letter must be legibly written and accomplished by the bidder himself or his duly authorized representative. Where a representative has been asked to accomplish the Bid Letter, the same must be accompanied, in addition to the attachments required therein, by a duly authenticated and notarized Special Power of Attorney executed by the bidder expressly authorizing his representative's participation on his behalf in the sale and his acceptance of the terms and conditions thereof, as well as by three (3) specimen signatures of the authorized representative.

(b) If the bidder is a corporation or partnership, the Bid Letter must be accompanied, in addition to the attachments required therein, by a duly authenticated and notarized Board or Partnership Resolution:

(i) expressly authorizing the Corporation's or the Partnership's participation in the sale and its acceptance of the terms and conditions thereof; and

(ii) designating the representative or representatives authorized to act for and in behalf of the Corporation or Partnership. Three (3) specimen signatures of the authorized representative or representatives should also be submitted, together with the Bid Letter. The bidder is allowed to authorize two (2) representatives.

(d) The bidder must ensure that he or, when applicable, his authorized representative/s should countersign all erasures, alterations or corrections of the entries in the Bid Documents by affixing his or his authorized representative's signature to each erasure, alteration or correction.

4. BID BOND

4.1 Each bid must be accompanied by a Bid Bond equivalent to ten percent (10%) of the bid price, in cashier's or manager's check from a major commercial bank, payable to PCGG.

- 4.2 A bid submitted without the required/acceptable Bid Bond shall be automatically rejected.
- 4.3 The Bid Bond of the highest acceptable bidder shall be deposited with the PCGG and shall not bear any interest. The same shall constitute and be applied as partial payment of the purchase price upon the issuance of the Notice of Award by the PCGG.
- 4.4 The Bid Bond of the losing or disqualified bidder(s) shall be returned immediately after the highest acceptable bid for the property is determined.
- 4.5 The occurrence of any of the following events shall cause the forfeiture of the Bid Bond in favor of PCGG:
 - a) Failure of the successful bidder to pay the full purchase price within the prescribed period;
 - b) Failure of the successful bidder to accept the award unconditionally, or to comply with the terms of the award;
 - c) Material misrepresentation and/or breach of warranty made in the Bid Letter or any of its attachments; and
 - d) Violation of, and/or failure to comply with, any of the terms and conditions provided in the Guidelines.
- 4.6 The forfeiture of the Bid Bond shall not bar the PCGG from pursuing all other remedies available to it under the Guidelines and applicable laws.

5. PRE-BID CONFERENCE

- 5.1 The pre-bid conference shall be held on **September 17, 2024 at 10:00 A.M.** at Salonga Room, 22nd Floor, JMT Corporate Condominium, 27 ADB Avenue, Pasig City.
 - 5.2 The Bidding Guidelines shall be discussed during the pre-bid conference, and amendments or revisions shall be made as may be necessary.
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- 5.3 The amended Guidelines, if any, shall be considered as final and shall be furnished to the participating bidders within three (3) working days after the pre-bid conference.

6. SUBMISSION OF BIDS

- 6.1 All bids must be sealed, addressed and delivered to:

**The PCGG Special Bids and Awards Committee for
Privatization (SBAC)**

22nd Floor, JMT Corporate Condominium
27 ADB Avenue, Pasig City

- 6.2 The sealed envelopes containing the Bid Letter and the Bid Bond should be submitted by the bidder by dropping the same in the bid boxes.
- 6.3 Bids should be submitted on **September 24, 2024 at 10:00 A.M.** at Salonga Room, 22nd Floor, JMT Corporate Condominium 27 ADB Avenue, Pasig City.
- 6.4 Immediately thereafter, all bids will be opened in the presence of qualified bidders or their authorized representative(s) and COA representative.

7. BIDDER'S RESPONSIBILITY

- 7.1 The bidder shall be solely responsible for examining with due diligence the Bid Documents, as well as any documents/papers that may be required or released by PCGG, or any supplement or amendments to these documents which may be issued during the bidding period. The bidder shall likewise be responsible for informing itself of any and all documents and conditions regarding the subject property which may, in any manner, affect its bid or the nature of its proposal. Failure of the bidder to examine and inform itself shall be at its sole risk and no relief for error or omission arising from any such failure by the bidder shall be demandable from, or given by, the PCGG. The delivery or release by the PCGG to the bidders of any data or information regarding the subject property shall not give rise to any warranty in respect of any such data or information and the bidder shall not be relieved of its
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obligation to make the aforesaid examinations and verifications.

- 7.2 By submitting bid, the bidder is deemed to have waived any right it may have to seek and obtain a writ of injunction or of prohibition or a restraining order or any other form of coercive, judicial, administrative or other relief against the PCGG Chairman or any of its Commissioners, Directors, officers, employees and representatives, to prevent, restrain or in any other manner forestall, hinder or render inconvenient the holding of the bidding or re-bidding, including, but not limited to, the negotiation and award of the subject property to the winning bidder, and the transfer of the possession and ownership of said property.
 - 7.3 By submitting bid, the bidder understands that the property is being offered on an “as-is, where-is” basis. The bidder further acknowledges that it/he/she has been given every opportunity to examine the property offered and accepts PCGG’s disclaimer of any warranty, implied or otherwise, and that the property conform precisely to the description in **Annex “A”** hereof, the latter having been prepared solely on the basis of information made available to the PCGG.
 - 7.4. By submitting bid, the bidder understands and acknowledges that the term “as-is, where-is” refers not only to the physical condition, location, boundaries, description, classification or value of the subject property, but also to their legal condition, which includes, without limitation, the state and extent of the government’s rights or interests in the property, the condition of the certificates of title or other evidence of ownership over the property, the condition of the property with respect to real property taxes, occupancy, claims, encumbrances, encroachment or restrictions, and any other condition affecting title to or possession of the property.
 - 7.5 No error, omission or misstatement in the Bid Documents prepared by the PCGG, or in any supplement or amendments thereof, shall invalidate the sealed public bidding undertaken and the Deed of Sale executed with the winning bidder.
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Neither shall any error, omission or misstatement in the Bid Documents, or in any supplement or amendments thereof, entitle the winning bidder to any compensation whatsoever, or reduction in the sale price, or release the winning bidder from any or all of its obligation under the Deed of Sale and the Bid Documents.

- 7.6 Any expense incurred for the inspection of the subject property shall be for the sole account of the bidder.

8. INTERPRETATION OF BID DOCUMENTS

- 8.1 Questions regarding the sealed public bidding and the Bidding Guidelines should be raised and discussed in the pre-bid conference.

9. OPENING OF BIDS

- 9.1 Bids will be opened on **September 24, 2024 at 10:00 A.M.** at Salonga Room, 22nd Floor, JMT Corporate Condominium 27 ADB Avenue, Pasig City. Bidders or their duly authorized representatives shall be allowed to attend and witness the proceedings.
- 9.2 PCGG reserves the right and discretion to reject any and all bids or any part thereof, to waive any formality or requirements contained therein, and to accept the offer it considers as the most advantageous to the Government.

10. SELECTION CRITERIA

- 10.1 The highest acceptable bidder shall be determined on the basis of the bid price and the bidder's compliance with the Guidelines.
- 10.2 The highest acceptable bidder shall be awarded the sale after the approval by the PCGG and the PrC. In case of a tie among bidders, and said bidders are substantially equal in respect of all other criteria, such highest bidders shall, in order to break the tie, submit new sealed bids within a reasonable time as may be determined by the Special Bids and Awards Committee (SBAC). The new bid price, however, shall not be lower than the bid price previously submitted. If any bidder involved in the tie fails to submit a new bid, its original bid shall be deemed re-submitted.
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The bidder who submits the highest bid price shall be declared the highest bidder and its bid shall be endorsed by the PCGG to the PrC for final confirmation and approval.

10.3 There shall be a failed bidding under any of the following circumstances:

- a) All the bids are lower than the floor price;
- b) There is only one bidder;
- c) There is no qualified bidder; or
- d) Unjustifiable refusal or failure of the winning bidder to accept the award, subject to Section 10.4 hereof.

However, in case under (b) above, the received sealed offer or tender shall be processed in accordance with Sec. 10.5 hereof;

10.4 In the event that the highest acceptable bidder defaults or forfeits his Bid Bond pursuant to Section 4.5 hereof, or is disqualified for valid reasons, the PCGG may, at its sole discretion, consider the second highest acceptable bidder as the highest acceptable bidder if the bid is higher than or equal to the floor price, and require such bidder to re-post its Bid Bond.

10.5 In case of only one (1) bidder, the SBAC, after declaring a failure of public bidding, shall request the lone bidder if it is willing to tender its bid as its Offer to Purchase. Should the lone bidder agree, the bid shall be opened and now be the outstanding Offer to Purchase, provided it is not lower than the Base Price.

10.6 PCGG reserves the right to disqualify any and all bids, declare a failure of bidding, or not award the contract in the following instances:

10.6.1 The bid does not comply with the requirements of the Guidelines (as well as any amendments or additions to the Guidelines issued by the PCGG) and of the Bid Letter.

10.6.2 There is a prima facie evidence of collusion between appropriate public officers or employees of the PCGG, or between the SBAC and any of the bidders, or if the collusion is between among the bidders themselves, or between a bidder and a third party, including any act which restricts, suppresses or nullifies or tends to restrict, suppress or nullify competition.

10.6.3 If the SBAC is found to have failed in following the prescribed bidding procedures; or

10.6.4 For any justifiable and reasonable ground where the award of the contract will not redound to the benefit of the PCGG, as follows: (i) if the physical and economic conditions have significantly changed so as to render the disposal no longer, economically, financially, or technically feasible as determined by the head of PCGG; (ii) if the disposal is no longer necessary as determined by the head of PCGG.

Further, the PCGG may, at any time prior to the issuance of the Notice of Award, require any additional information and/or documents from any bidder.

10.7 PCGG reserves the right to amend the Guidelines prior to the submission of bids. All registered prospective bidders shall be notified of any amendments/supplements to the Guidelines.

11. TAXES AND FEES

11.1 The Capital Gains Tax and Value Added Tax shall paid by the national government/PCGG, if applicable.

11.2 The following costs/fees shall be paid by the winning bidder:

- (a) Transfer costs;
 - (b) Registration fees;
 - (c) Documentary stamps;
 - (d) Notarial fees; and
 - (e) Other costs/fees arising from or related to the sale of the subject property and the transfer of title in the name of the winning bidder.
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- 11.2 Whatever real property taxes that may have accrued prior to the execution of the Deed of Sale, if and when applicable, shall be for the account of the national government/PCGG.

12. AWARD AND EXECUTION OF CONTRACT

- 12.1 After final approval of the PrC is obtained, the PCGG shall issue a Notice of Award to the winning bidder.
- 12.2 The winning bidder shall be given thirty (30) calendar days from the date of its receipt of the Notice of Award to tender full payment of the purchase price in manager's or cashier's check payable to PCGG.
- 12.3 The PCGG shall execute the Deed of Sale upon receipt of full payment.
- 12.4 Should the winning bidder fail to complete payment of the purchase price within the prescribed period, the award shall be automatically cancelled and the Bid Bond forfeited in favor of PCGG.

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Annex “A”

PROPERTY DESCRIPTION



KINGSWOOD PROPERTY



Property Location and Land Data

The subject property consists of two (2) contiguous lots, containing a total lot area of 480 sq. m. It is specifically described as Lot 848-New-1-A-1 (240 sq. m.) and Lot 848-New-1-A-2 (240 sq. m.), both of the subdivision plan number Psd-04-002546. The subject property is covered by TCT Nos. 001-2019005795 and 001-2019005796, respectively, all registered in the name of the Republic of the Philippines.

Lot No.	TCT No.	Area (in sq. m.)
848-New-1-A-1	001-2019005795	240
848-New-1-A-2	001-2019005796	240
		Total: 480 sq. m.

The property is located approximately 125 meters west from Jaguar Street; 178 meters west from Camaro Street; 370 meters west from Zabarte Road; 1.2 kilometers northwest from Camarin Road; and about 3.9 kilometers northwest from Quirino Highway.

The subject property is along Kingswood Street, Brixtonville Subdivision, Barangay 175, Caloocan City.

Kingswood Street is 8 meters wide, asphalted and provided concrete curbs and gutter and underground drainage systems.

The subject property is regular in shape and features a flat terrain. Its elevation is at the grade with the fronting road (Kingswood Street).

Neighborhood Data

Generally, the streets in the neighborhood are designed to convey light to moderate vehicular and pedestrian traffic loads. Major thoroughfares are concreted with widths ranging from 10 to 15 meters and lighted with mercury arc lamps.

SM City Fairview, Robinsons Novaliches and Nova Market serve as the commercial and shopping centers of the area. These are accessible from Zabarte Road by public transport. Other community centers like the post office, public market, churches/chapels, hospitals/clinics, and public and private schools are also accessible from the said thoroughfare.

Community Facilities and Utilities

Electric power, water supply and telecommunication facilities can be made available at the site.

Public transportation connecting to various sections of Metro Manila is available along Zabarte Road which is approximately 372 meters from the subject property. Streetlights, garbage collection, foot and mobile patrols of the Philippine National Police Force, and other community facilities and utilities are maintained by the subdivision homeowners' association, the local government, and the Metro Manila Development Authority.

Highest and Best Use

The property is in an area where land development is for residential use.

Transfer Certificate of Title (TCT)

LAND REGISTRATION AUTHORITY CCV FORM
UNOFFICIAL COPY IF NOT IN BLUE COLOR

Judicial Form No. 109

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Caloocan City

Transfer Certificate of Title
No. 001-2019005795

IT IS HEREBY CERTIFIED that certain land situated in DIST. OF CAMARIN, CALOOCAN CITY, bounded and described as follows:
A PARCEL OF LAND (LOT 848-NEW-1-A-1 OF THE SUBD. PLAN PSD- 04-002546, BEING A PORTION OF LOT 848-NEW-1-A, DESCRIBED ON PLAN PSD-04-001159, LRC REC. NO. 6563), SITUATED IN THE DIST. OF CAMARIN, CALOOCAN CITY, BOUNDED ON THE W. ALONG LINE 1-2 BY LOT 848-NEW-1-A-2 OF THE SUBD. (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: REPUBLIC OF THE PHILIPPINES
Address: REPUBLIC OF THE PHILIPPINES

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:
Case No.:
Orig. Reg. Date: 07 23 1913
Original RD: PROVINCE OF RIZAL
Volume No.: A-6
Original Owner:

Record No.: 6563
Decree No.: 4974
OCT No.: OCT-543
Page No.: 44

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-103234 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Caloocan City, Philippines on
the 8th day of AUGUST 2019 at 11:36am.

Rhoesel Ammiel M. Santos
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2019005795 on file in Registry of Deeds of Caloocan City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Caloocan City. Requested By: RAYMUND LIM

Ref. : 2022015357 OR No. : 1027464704
Date : 08/10/2022 OR Date : Aug 10 2022
Time : 12:26:09 PM Amt Paid : 470.32

Page 1 of 3

LAND REGISTRATION AUTHORITY CCV FORM
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Judicial Form No. 109

TCT No.: 001-2019005795
Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

PLAN, ON THE N. ALONG LINE 2-3 BY LOT 848-NEW-A (LRC) PSD- 2677, (AMBROCIO CLAMOR), ON THE E. ALONG LINE 3-4 BY PLAN PSD-04-001252, AND ON THE S. ALONG LINE 4-1 BY LOT 848-NEW-1-A-6 (ROAD LOT) OF THE SUBD. PLAN, BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 37 DEG. 51'W. 670.75 M. FROM CM 116, TALA ESTATE, THENCE N. 20.00 M. TO PT. 2; THENCE E. 12.00 M. TO PT. 3; THENCE S. 20.00 M. TO PT. 4; THENCE W. 12.00 M. TO POINT OF BEGINNING; CONTAINING AN AREA OF TWO HUNDRED FORTY (240) SQUARE METERS ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. EXCEPT BY PT. 3 BY OLD PLS CYL. CONC. MONS. BEARINGS TRUE, DATE OF THE ORIG.SURVEY, SEPT. 1907- MAR. 1908, AND THAT OF THE SUBD. SURVEY, JAN. 3, 1981.

It is hereby certified that this is a true electronic copy of TCT 2019005795 on file in Registry of Deeds of Caloocan City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Caloocan City. Requested By: RAYMUND LIM

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Page 2 of 3

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Judicial Form No. 109

TCT No.: 001-2019005795
Page No.: 3

MEMORANDUM OF ENCUMBRANCES

. : IT IS HEREBY SPECIFICALLY AGREED THAT NOTWITHSTANDING THE PROVISIONS OF ARTICLE 652 OF THE NEW CIVIL CODE, THE REP. OF THE PHILIPPINES IS EXEMPTED FROM THE OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN. (FROM TCT NO. T-103234/T-513)

. : ENTRY NO. 40614 FILE T-52797 - LIABILITIES: TO HEIRS, CREDITORS AND OTHER PERSONS UNLAWFULLY DEPRIVED IN THE PARTICIPATION OF THE ESTATE OF THE DECEASED PEDRO CLAMOR, AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO THE PROV. OF SEC. 4, RULE 74 OF THE RULES OF COURT. (DOC. NO. 85, PAGE NO. 16, BOOK NO. I, S. OF 1957 OF NOT. PUB. FOR QUEZON CITY, ALEJANDRO S. DE JESUS).
DATE OF THE INSTRUMENT- JULY 9, 1957
DATE OF THE INSCRIPTION- JULY 29, 1957 AT 2:27 P.M.

(SGD) JOSE D. SANTOS, REGISTER OF DEEDS
(SGD) MANUEL C. MONTESA, ACTG. DEP. REGISTER OF DEEDS
(SGD) DIONISIO M. SALUD, ACTG. DEP. REGISTER OF DEEDS
REGISTER OF DEEDS

(COPIED FROM TCT NO. T-103234/T-513)

Rhoesel Ammiel M. Santos
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2019005795 on file in Registry of Deeds of Caloocan City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Caloocan City. Requested By: RAYMUND LIM

Ref. : 2022015357 OR No. : 1027464704
Date : 08/10/2022 OR Date : Aug 10 2022
Time : 12:26:08 PM Amt Paid : 470.32

Page 3 of 3

LAND REGISTRATION AUTHORITY CCV FORM
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Judicial Form No. 109

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Caloocan City

Transfer Certificate of Title
No. 001-2019005796

IT IS HEREBY CERTIFIED that certain land situated in DIST. OF CAMARIN, CALOOCAN CITY, bounded and described as follows:
A PARCEL OF LAND (LOT 848-NEW-1-A-2 OF THE SUBD. PLAN PSD-04-002546, BEING PORTION OF LOT 848-NEW-1-A DESCRIBED ON PLAN PSD- 04-001159, LRC REC. NO. 6563), SITUATED IN THE DIST. OF CAMARIN, CALOOCAN CITY, BOUNDED ON THE S. ALONG LINE 1-2 BY LOT 848-NEW-1-A-6 (ROAD LOT),
ON(Continued on next page)
is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: REPUBLIC OF THE PHILIPPINES
Address: REPUBLIC OF THE PHILIPPINES
as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:
Case No.: **Record No.:** 6563
Orig. Reg. Date: 07 23 1913 **Decree No.:** 4974
Original RD: PROVINCE OF RIZAL **OCT No.:** OCT-543
Volume No.: A-6 **Page No.:** 44
Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-103235 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Caloocan City, Philippines on
the 8th day of AUGUST 2019 at 11:36am.

Rhoesel Ammiel M. Santos
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2019005796 on file in Registry of Deeds of Caloocan City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Caloocan City. Requested By: RAYMUND LIM

Ref. : 2022015357 OR No. : 1027464704
Date : 08/10/2022 OR Date : Aug 10 2022
Time : 12:25:35 PM Amt. Paid : 470.32

Page 1 of 3

LAND REGISTRATION AUTHORITY CCV FORM
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Judicial Form No. 109

TCT No.: 001-2019005796

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

THE W. ALONG LINE 2-3 BY LOT 848-NEW-1-A-3 BOTH OF THE SUBD. PLAN, ON THE N. ALONG LINE 3-4 BY LOT 848-NEW-2 (LRC) PSD- 2677 (AMBROCIO CLAMOR), AND ON THE E. ALONG LINE 4-1 BY LOT 848-NEW-1-A-1 OF THE SUBD. PLAN, BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 37 DEG. 51'W. 670.75 M. FROM CM 116, TALA ESTATE, THENCE W. 12.00 M. TO PT. 2; THENCE N. 20.00 M. TO PT. 3; THENCE E. 12.00 M. TO POINT 4; THENCE S. 20.00 M. TO THE PT. OF BEGINNING; CONTAINING AN AREA OF TWO HUNDRED FORTY (240) SQUARE METERS, ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. BEARINGS TRUE, DATE OF ORIG. SURVEY, SEPT. 1907- MAR. 1908, AND THAT OF THE SUBD. SURVEY, JAN. 3, 1981. APPROVED ON MAR. 27, 1981.

It is hereby certified that this is a true electronic copy of TCT 2019005796 on file in Registry of Deeds of Caloocan City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Caloocan City. Requested By: RAYMUND LIM



Ref. : 2022015357 OR No. : 1027464704
Date : 08/10/2022 OR Date : Aug 10 2022
Time : 12:25:35 PM Amt. Paid : 470.32

Page 2 of 3

LAND REGISTRATION AUTHORITY CCV FORM
UNOFFICIAL COPY IF NOT IN BLUE COLOR

Judicial Form No. 109

TCT No.: 001-2019005796
Page No.: 3

MEMORANDUM OF ENCUMBRANCES

. : IT IS HEREBY SPECIFICALLY AGREED THAT NOTWITHSTANDING THE PROVISIONS OF ARTICLE 567 OF THE CIVIL CODE, THE COMMONWEALTH OF THE PHILIPPINES IS EXEMPTED FROM THE OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN. (FROM TCT NO. T-103235/T-513)

. : ENTRY NO. 40614 FILE T-52797 - LIABILITIES: TO HEIRS, CREDITORS AND OTHER PERSONS UNLAWFULLY DEPRIVED IN THE PARTICIPATION OF THE ESTATE OF THE DECEASED PEDRO CLAMOR, AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO THE PROV. OF SEC. 4, RULE 74 OF THE RULES OF COURT. (DOC. NO. 85, PAGE NO. 16, BOOK NO. I, S. OF 1957 OF NOT. PUB. FOR QUEZON CITY, ALEJANDRO S. DE JESUS).
DATE OF THE INSTRUMENT- JULY 9, 1957
DATE OF THE INSCRIPTION- JULY 29, 1957 AT 2:27 P.M.

(SGD) JOSE D. SANTOS, REGISTER OF DEEDS
(SGD) DOMINGO A. CRISTOBAL, ACTG. REGISTER OF DEEDS
(SGD) MANUEL C. MONTESA, ACTG. DEP. REGISTER OF DEEDS
(SGD) DIONISIO M. SALUD, ACTG. DEP. REG. OF DEEDS

(COPIED FROM TCT NO. T-103235/T-513)

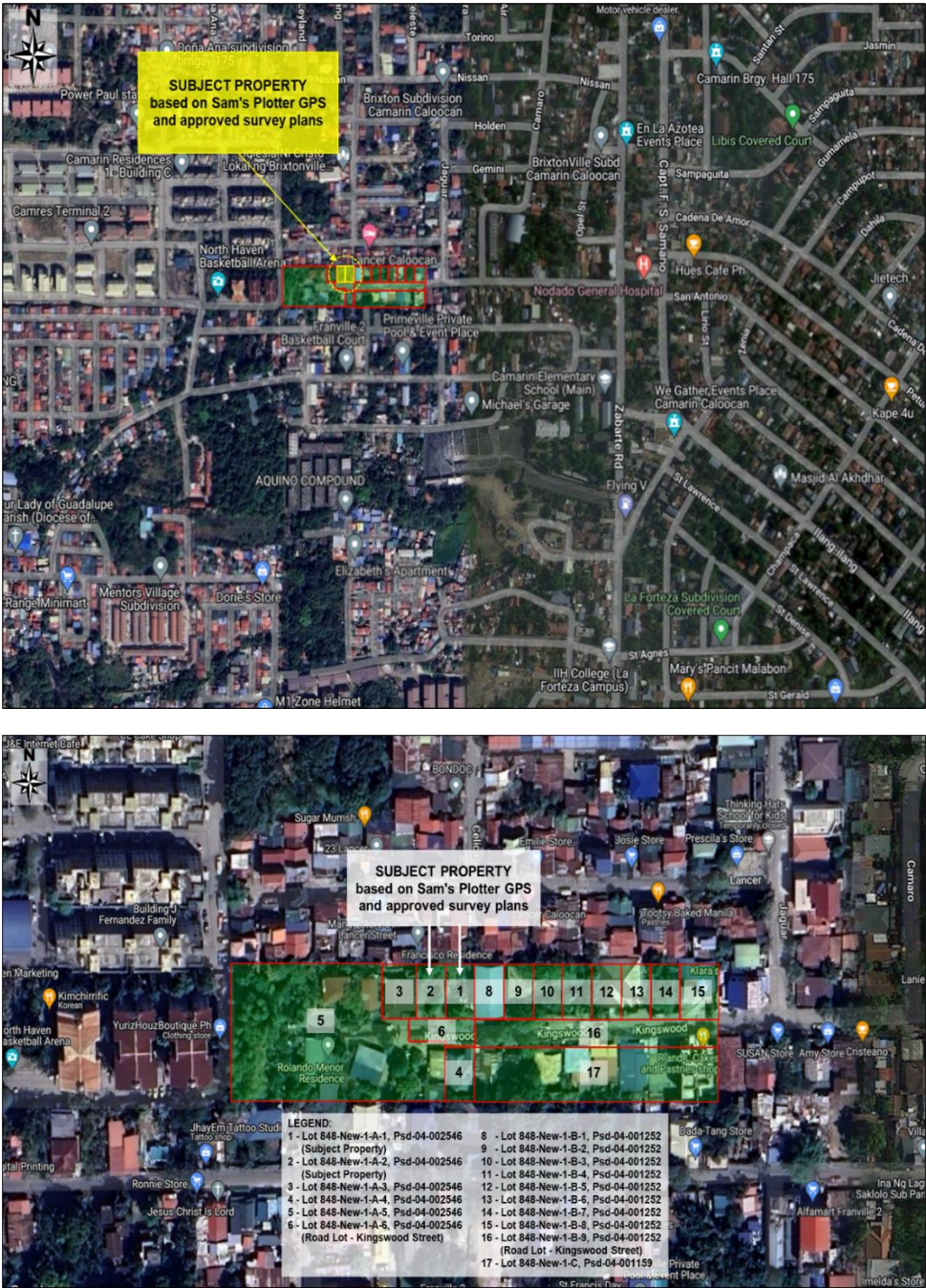
Rhoesel Ammiel M. Santos
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2019005796 on file in **Registry of Deeds of Caloocan City**, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at **Registry of Deeds of Caloocan City**. Requested By: **RAYMUND LIM**

Ref. : 2022015357 OR No. : 1027464704
Date : 08/10/2022 OR Date : Aug 10 2022
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Page 3 of 3

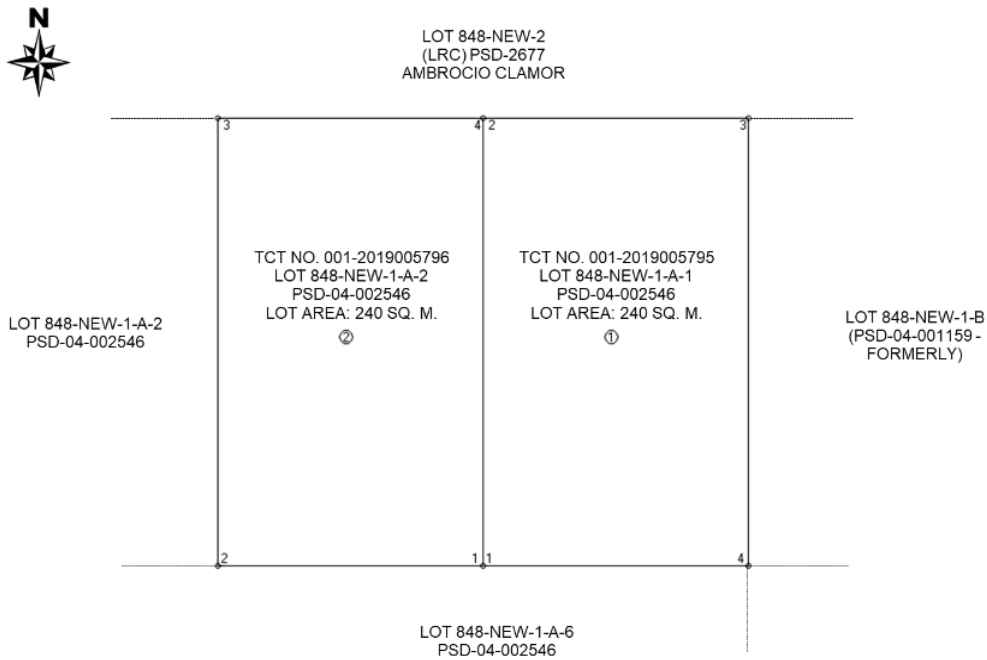
Location Map



Lot Plan

TCT NO. 001-2019005795
 LOT 848-NEW-1-A-1, PSD-04-002546, LOT AREA: 240 SQ. M.
 NOT TO SCALE
 LINE BEARING DISTANCE (M) TIE LINE
 1 - 2 DUE N 20.00 N 37 51 00 W
 2 - 3 DUE E 12.00 670.75
 3 - 4 DUE S 20.00 CM 116, TALA ESTATE
 4 - 1 DUE W 12.00

TCT NO. 001-2019005796
 LOT 848-NEW-1-A-2, PSD-04-002546, LOT AREA: 240 SQ. M.
 NOT TO SCALE
 LINE BEARING DISTANCE (M) TIE LINE
 1 - 2 DUE W 12.00 N 37 51 00 W
 2 - 3 DUE N 20.00 670.75
 3 - 4 DUE E 12.00 CM 116, TALA ESTATE
 4 - 1 DUE S 20.00



ANNEX “B”

REGISTRATION FORM



Name of Bidder : _____

Address : _____

Contact No. : _____

E-mail address : _____

Tax Identification No.: _____

Authorized Representative(s) :

1. **Name** : _____

Address : _____

Contact No. : _____

E-mail address : _____

Signature : _____

2. **Name** : _____

Address : _____

Contact No. : _____

E-mail address : _____

Signature : _____

I/We have read and understood the GUIDELINES for the Sealed Public Bidding of the _____ and I agree/ undertake to comply with the same.

I/We hereby certify the correctness of the foregoing information.

(Bidder's Signature over Printed Name)

ANNEX “C”

BID LETTER

(Date)

The Special Bids and Awards Committee for Privatization
Presidential Commission on Good Government
22nd Floor, JMT Corporate Condominium
27 ADB Avenue, Pasig City

Sir/Madam:

I/We hereby offer unconditionally to buy the **CALOOCAN/KINGSWOOD PROPERTY** which is being offered through sealed public bidding by the Presidential Commission on Good Government (PCGG), the designated disposition entity by the Privatization Council (PrC) for this property.

I/We hereby offer to purchase the **CALOOCAN/KINGSWOOD PROPERTY** on an "as-is, where-is" basis for the sum of Pesos:

(PhP-----) payable IN CASH.

It is understood that:

1. We accept and undertake without any reservation whatsoever that if accepted, this offer to purchase the property shall be subject to all the terms and conditions as specified in the **GUIDELINES FOR THE SEALED PUBLIC BIDDING OF THE CALOOCAN/KINGSWOOD PROPERTY**.
2. We warrant the completeness and correctness of the information furnished by us in the Attachment to this Bid Letter.
3. We confirm that our offer to purchase constitutes a firm offer. We hereby unconditionally, irrevocably and absolutely waive our right to withdraw our offer.
4. We certify that we have gathered all the data and conducted all the needed investigations and examinations of the property which we have deemed necessary to ensure that we are fully apprised and completely cognizant of the true condition and accurate value of the property. Furthermore, we recognize that: (a) we have all the relevant information necessary for making our proposal; and (b) that, consequently, we shall not, under any circumstances, claim any modification in our proposed price upon the ground that the property's true condition and actual value turned out to be different from our findings and/or assumptions.

5. We represent and warrant that: (a) we have examined and understood the said GUIDELINES issued by PCGG; (b) we accept the conditions of the bidding set out therein, including PCGG's right to reject any and all bids without thereby creating any liability in our favor; and (c) we hereby unconditionally, irrevocably and absolutely waive all claims against the PCGG Chairperson or any of the Commissioners, Directors, officers or employees and other representatives or agents, which may arise out of, or in connection with, the making and/or non-acceptance of our bid.
6. By submitting our bid, we unconditionally, irrevocably and absolutely: (a) agree that our Bid Bond may be forfeited in favor of the PCGG in case of any occurrence of the forfeiture events outlined in the GUIDELINES; (b) acknowledge that the Seller's remedies are cumulative and that the forfeiture of our Bid Bond will not preclude Seller from pursuing any, some or all of its legal, contractual, or other remedies; and (c) accept the limitations of warranties and liabilities contained in the GUIDELINES and hereby waive and recognize that we shall, as a result thereof, not have any claims for any damages or other reliefs except for the reimbursement to us of our Bid Bond.
7. We shall also, by submitting our bid, be conclusively deemed to have waived any right we may have to seek and obtain a writ of injunction or of prohibition or a restraining order or any other form of coercive, judicial, administrative or other relief against the PCGG Chairperson or any of the Commissioners, Directors, officers, employees and representatives, to prevent, restrain or in any manner forestall, hinder or render inconvenient the holding of the bidding or a re-bidding, including without limitation, the negotiation and award of the sale to the winning bidder.

Please find our duly accomplished attachments to this **Bid Letter**.

For your consideration.

Very truly yours,

(Bidder's Name/Signature over Printed Name)

(Signature of Authorized Representative
over Printed Name/Title)

ANNEX “C-1”

***ATTACHMENT TO THE
BID LETTER***



Name of Bidder : _____

Address : _____

Contact No. : _____

E-mail address : _____

Tax Identification No.: _____

Authorized Representative(s) :

1. **Name** : _____

Address : _____

Contact No. : _____

E-mail address : _____

Signature : _____

2. **Name** : _____

Address : _____

Contact No. : _____

E-mail address : _____

Signature : _____

I/We have read and understood the GUIDELINES for the Sealed Public Bidding of the _____ and I agree/ undertake to comply with the same.

I/We hereby certify the correctness of the foregoing information.

(Bidder's Signature over Printed Name)