



REPUBLIC OF THE PHILIPPINES

**Department of Human Settlements and Urban Development**

*Kagawaran ng Pananahanang Pantao at Pagpapaunlad ng Kalunsuran*  
**REGION 3 - DHSUD Bldg., DMGC, Brgy. Maimpis, City of San Fernando, Pampanga**

# Certificate of Registration

No. 0000228

*BE IT KNOWN:*

*THAT* **BLUHOMES KATMON** a project covered by **Pcs-03-025183** and located at **Brgy. San Manuel, City of San Jose del Monte, Bulacan** with an area of A.D: 3,631 sq.m. is hereby REGISTERED pursuant to **PD 957** and its rules and regulations. **Open Market**

*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),* **AZTALA CORPORATION** and the developer(s) **AZTALA CORPORATION** 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 Department to be affixed at* **CSF, Pampanga** *this* **AUG 25 2023** *day of* \_\_\_\_\_, year \_\_\_\_\_.

BY THE AUTHORITY OF THE SECRETARY:

**DR. JULIUS ERVIN O. ENCISO**  
REGIONAL DIRECTOR

This is a REPLACEMENT for Provisional Certificate of Registration No. 2023-03-403 issued on March 15, 2023.

O.R. No.	<u>4192887</u>
Date Issued	<u>10-30-2022</u>
Amount Paid	<u>44,264.69</u>
TIN (Owner)	<u>008-754-318</u>
TIN (Developer)	<u>008-754-318</u>

Lat 14.774605, Long 121.074069





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**Department of Human Settlements and Urban Development**

Kagawaran ng Pananahanang Pantao at Pagpapaunlad ng Kalunsuran  
REGION 3 - DHSUD Bldg., DMGC, Brgy. Maimpls, City of San Fernando, Pampanga

# LICENSE TO SELL

No. 0000242

*This license is issued for the sale of saleable lots/units/lots with units in*  
**BLUHOMES KATMON (32 Lot with Units)**  
(\_\_\_\_\_) *lots or lots with housing components or units) located at*  
**Brgy. San Manuel, City of San Jose del Monte, Bulacan** *pursuant to*  
**PD 957 (Open Market)** *and its rules and regulations.*

*The project owner(s),* **AZTALA CORPORATION**  
*, and developer(s),* **AZTALA CORPORATION**  
\_\_\_\_\_, *is (are) obliged to comply strictly with the following.*

1. Complete the project in accordance with the approved development plan therefore not later than **L.D: AUGUST 2023** and advice 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. Within sixty (60) days after the end of each semester, submit the semi-annual reports on any changes in corporate officers and their addresses and on operations showing the sales status (indicating therein lot/block number, TCT Number, date of purchase, name of mortgagee, and mode of acquisition), and extent/development status;
9. Sell only at the maximum selling price of **N/A**;
10. Provide the buyer of house and lot, lot only, or condominium units the option to avail of home financing scheme of his/her choice;
11. Display the registration certificate and this licence in a conspicuous place in all offices of the owner and developer;
12. Initiate the organization of association 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.

*Any misrepresentation or material falsehood made in connection with the issuance of the Certificate of Registration of the project, this License to Sell and the submission of documents in support thereof, and failure to comply with any of the conditions set forth herein shall be a valid cause for the suspension and/or revocation of this License.*

*IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Department to be affixed at CSF, Pampanga, this \_\_\_\_\_ day of **AUG** year **2023***

**This License to Sell supercedes REGION 3 - TLS - 2023 - 014 issued March 15, 2023.**

O.R. No. 4192887  
Date Issued 10-30-2022  
Amount Paid 44,264.69  
TIN (Owner) 008-754-318  
TIN (Developer) 008-754-318

Lot 14.774605, Long 121.074069

**By Authority of the Secretary**

**Dir. JULIUS ERVIN O. ENCISO**

**REGIONAL DIRECTOR**



Project Name : **BLUHOMES KATMON**  
LS No. : 0000242

**Condition 15** :


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.

This License to Sell covers the following:

<b>Blk.</b>	<b>Lots</b>	<b>No. of Units</b>
1	1-8;	8
2	1-8;	8
3	1-10;	10
4	1-6;	6
<b>TOTAL Lots with Units</b>		<b>32</b>

Compliance to Section 18 of R.A. 7279 as amended by R.A. 10884 is through an **ESCROW AGREEMENT as INCENTIVIZED COMPLIANCE** which was **APPROVED** on January 13, 2023 as the owner/developer's participation in the balanced housing requirement.

Bank : **CHINA BANKING CORPORATION - TRUST AND ASSET MANAGEMENT GROUP**  
Escrow Account No. : **FEHL00003012101**  
Bank Cert. Date : **FEBRUARY 17, 2023**  
Amount in Words : **ONE MILLION NINE HUNDRED ONE THOUSAND NINE HUNDRED FIFTY TWO PESOS AND 67 / 100 ONLY**  
Amount : **₱1,901,952.67**

  
**Dir. JULIUS ERVIN O. ENCISO**  
Regional Director

Date:

  
MJRA/EFB

