DEED OF ABSOLUTE SALE

(Usufruct)

This Deed of Absolute Sale is made and entered into by and between:

Securities and Exchange Commission (SEC) with office address at
represented by (hereinafter referred to as the "LANDOWNER");
-and-
SOCIAL HOUSING FINANCE CORPORATION, a government - owned and controlled corporation created under E.O. 272 s. of 2004, and registered with the SEC, with principal office address at BDO Plaza Bldg., 8737 Paseo de Roxas, Makati City, represented herein by its President,
WITNESSETH:
WHEREAS, the LANDOWNER is the absolute owner of the parcel/s of land situated covered by TCT No/s registered with the content of the parcel covered by TCT No/s.
Registry of Deeds for, containing a total area
SQUARE METERS (sq.m.), more or le and particularly described as follows:
parateurally account to to the total met
(Technical Description)
WHEREAS, the LANDOWNER has agreed to sell to SHFC and the latter likewise agreed buy from the former the above described parcel/s of land at the agreed price (Php
WHEREAS, SHFC is a lead government agency to undertake social housing programs the will cater to the formal and informal sectors in the low income bracket and shall take charge the developing and administering social housing program schemes, particularly the Communication Mortgage Program (CMP) and the Abot-Kaya Pabahay Fund (AKPF) Program;
WHEREAS, under the CMP Corporate Circular No. 15-035, Series of 2016, and under it Articles of Incorporation and By-Laws, SHFC is empowered to purchase properties for the benefit of the informal settler families (ISFs);
NOW THEREFORE , for and in consideration of the foregoing premises, the LANDOWNE hereby SELLS, CEDES, TRANSFERS AND CONVEYS, in a manner absolute and irrevocable the above described parcel/s of land unto SHFC and its assigns and successors under the following terms:
1. For and in consideration of the sum of

the above described parcel/s of land together with the improvements thereon unto SHFC and its assigns and successors;

- 2. The LANDOWNER hereby warrants that the subject parcel/s of land is/are free of any lien and encumbrance of whatever nature and that the same being executed in favor of SHFC, its assignees and successors-in-interest with warrants of title and against eviction;
- 3. It is agreed that the LANDOWNER will assume the payment of Documentary Stamp Tax on sale, Notarization of the Deed of Absolute Sale, the Real Property Tax due prior to the release of the price, Capital Gains Tax and applicable taxes due from the land owner.

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