



Republic of the Philippines  
Office of the President

**HOUSING AND LAND USE REGULATORY BOARD**

Region IV - Southern Tagalog Region  
Dencris Business Center  
Brgy. Halang, Calamba City, Laguna

**LICENSE to SELL**

No. 031421

*This license is issued for the sale of saleable lots/units/lots with units in  
PRIMAVERA HOMES TANAUAN PHASE 2 (80 lots & 410 lots/units)*

*located at Brgy. Darasa, Tanauan City, Batangas pursuant to  
Sec. 5 of PD 957 and its rules and regulations.  
(Revised IRR of 2001)*

*The project owner(s), PDB PROPERTIES, INC.*

*, and developer(s), PDB PROPERTIES, INC.*

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

1. Complete the project in accordance with the approved development plan therefore not later than Feb. 28, 2021 and advise buyers in writing of such time frame for development; <sup>Land Dev't.</sup> *The date of completion and delivery of the housing component\*(see back)*
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. **Compliance with Affidavit dated 03 June 2016 Re: Implementation/ Stabilization measures along the natural waterways.**

Additional Condition(s)

**Non-Saleable Lots:**

**Open Space** - Blk.1, Lot 1; Blk.2, Lots 1, 14, 47 & 48; Blk.3, Lot 1; Blk.15, Lot 1 and Blk.24

**Green Area** - Blk.1, Lot 41 and Blk.18, Lot 1; Blk.4, Lot 1

(see back)

*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 Calamba, Laguna, this 08<sup>th</sup> day of September, year 2016.*

O.R.No. 4281804  
Date Issued 06/15/2016  
Amount Paid ₱ 467,659.20  
TIN (Owner) \_\_\_\_\_  
TIN (Developer) \_\_\_\_\_

**By Authority of the Board:**

ARCH. JOSE O. PEÑA, JR.

*Regional Officer*

