

Acquired Assets Management Group
7th Flr., JELP Business Solutions Center
409 Shaw Blvd., Mandaluyong City

INVITATION TO SUBMIT OFFER TO PURCHASE

April 12, 2021

The Pag-IBIG Fund hereby invites interested buyers who would like to purchase all of Pag-IBIG Fund's Real and Other Acquired Properties (ROPA) in the following project/s through **BULK SALE**, described below:

NAME OF PROJECT	LOCATION	NO. OF PROPERTIES	GROSS SELLING PRICE
GOLDEN HORIZON VILLAS & GOLDEN HORIZON COUNTRYYARDS	Brgy. Perez (Lucbanan), Trece Martires Cavite	22	Php 21,391,257.33


GENERAL GUIDELINES

1. The list of properties may be viewed at www.pagibigfund.gov.ph.
2. Interested buyer is encouraged to inspect the properties prior to submission of offer.
3. The said properties shall be sold in Bulk (all of the listed properties must be purchased by a single buyer) on an **"AS IS, WHERE IS"** basis. "As is Where is" means that the buyer accepts whatever the physical status of the properties including whether it is occupied or not.
4. Interested buyer must meet the following eligibility criteria:
 - a. Has legal personality to enter into contract;
 - b. Compliant with nationality and ownership requirements under the Constitution and other applicable laws and issuances;
 - c. No cancelled sale on purchase of Fund's acquired assets;
 - d. No terminated Memorandum of Agreement with Project Proponent (MOAPP) with the Fund;
 - e. No record of misrepresentation in any transaction with Pag-IBIG Fund by the authorized representative or agent of the buyer;
 - f. No adverse claims against the Fund or any of its trustees, officers, acting in their official capacity; and/or the Fund has no adverse claims against the buyer pending before any judicial and quasi-judicial body or any other tribunal or agency.
 - g. If buyer is a developer:
 - i. Has no outstanding breach of warranties with the Fund;
 - ii. Has no pending Cease and Desist Order;
 - iii. Key officers or shareholders must not be among those blacklisted by the Fund from participating in any of its loan programs, or any of the Developer's key officers or shareholders must not be a key officer or shareholder of a Developer that has been blacklisted by the Fund.
5. The **OFFERED PRICE** for the pool of properties shall not be lower than the indicative Gross Selling Price.
6. Interested buyer shall use the Offer to Purchase - Bulk Sale (**HQP-AAF-258**) as attached herein indicating their Offered Price and preferred mode of payment (cash or short-term installment) and shall be signed by the buyer or by his/it's duly authorized representative/s.
7. The Fund shall grant a forty percent (40%) discount to the winning buyer of the bulk sale
8. The Offer to Purchase shall be sealed in mailing envelope.
9. The sealed envelope containing the offer shall be dropped in the drop box located at **2nd Flr. JELP Business Solutions Center No. 409 Shaw Blvd. Brgy. Addition Hills, Mandaluyong City.**

10. The interested buyer shall be required to register at the frontline counter prior to dropping of sealed offers. A Registration Stub will be issued as proof of registration.
11. In case the offer will be dropped by a representative, a copy of SPA/Secretary's Certificate signed by the buyer shall be presented upon registration.
12. Acceptance of sealed offers shall be from **7:00 AM to 4:00 PM** starting **April 12, 2021** until **April 16, 2021**. No offers shall be accepted after the said cut-off time and date.
13. The opening of offers and determination of winning offers shall be on **April 19, 2021** at **JELP Business Solutions Center No. 409 Shaw Blvd. Brgy. Addition Hills, Mandaluyong City**.
14. The determination of winning offers shall be monitored by a representative from Commission of Audit (COA). Attendance of the buyer in the venue is only optional.
15. The buyer who has the **HIGHEST OFFERED PRICE** for the pool of properties shall be considered the winner.
16. In case there are identical offers constituting the highest offer on the same set of properties, the tie shall be resolved by toss coin. However, in case there are more than two (2) highest offerors, the tie shall be resolved through draw lots.
17. The result of the bulk sale shall be released and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph within two (2) working days after the scheduled date of determination of winning offers. Buyers are encouraged to check the result on the said website.
18. Any notification sent by Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirement and presumed to be deemed received by the buyer. In this regard, the Buyer shall ensure that the contact number and email address indicated on the Offer to Purchase are active. The buyer shall inform Pag-IBIG Fund immediately on any changes on his/her contact number.
19. A Notice of Award shall be issued to the winning buyer after evaluation of the offers.
20. The winning buyer shall pay a minimum of 5% downpayment based on the Net Offer Price within five (5) working days from receipt of Notice of Award. The downpayment shall be in CASH or MANAGER'S CHECK issued by any commercial bank and in Philippine Currency, payable to Pag-IBIG Fund.
21. The winning buyer must abide by the terms and conditions of his chosen mode of payment:
 - a. **Cash Payment** – the balance on the net offer price shall be paid not later than thirty (30) calendar days from date of signing of Deed of Conditional Sale (DCS).
 - b. **Short-Term Installment** – the balance on the net offer price shall be paid in equal installments either monthly or quarterly and provided the chosen payment term shall not exceed twelve (12) months or four (4) quarters subject to an interest rate based on the Fund's Full Risk-Based Pricing Framework for Wholesale Loans.

A cash bond equivalent to P5,000.00 for every property covered by bulk sale shall be paid by the buyer upon signing of the Deed of Conditional Sale (DCS). Said cash bond shall be returned to the buyer after full payment of the net selling price.
22. The winning buyer shall take possession of the properties without seeking assistance from the Fund.
23. If the winning buyer fails or refuses to push through with the purchase of the properties, or fails to comply with the terms and conditions of the sale, he/she/it shall lose his/her/its right as the winning buyer and will be blacklisted from availment of programs on disposal of Pag-IBIG Fund acquired assets. Likewise, the Fund shall offer the subject properties to the next highest offeror.
24. Interested parties may visit the **Marketing and Sales Department** and contact **Ms. Jennifer H. Garnica, Ms. Caressa P. Penera or Mr. Alvin Christopher Y. Reynon** at tel. no. **(02) 8654-1398 or (02) 8654-1032**. You may also email your inquiries for further details at masd.is@pagibigfund.gov.ph.

PAG-IBIG FUND RESERVES THE RIGHT TO REJECT ANY OR ALL OFFERS, TO WAIVE ANY FORMALITY THEREIN OR ACCEPT SUCH OFFER AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE FUND. THE DECISION OF THE FUND IS FINAL AND BINDING.


ENGR. CHITO L. ENCISO
Chairman, Committee on Disposition of
Acquired Assets



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7th Flr., JELP Business Solutions Center
409 Shaw Blvd., Mandaluyong City

LIST OF ACQUIRED ASSETS AVAILABLE FOR BULK SALE

NAME OF PROJECT: GOLDEN HORIZON COUNTRYARDS & GOLDEN HORIZON VILLAS

NO. OF PROPERTIES: 22

MINIMUM GROSS SELLING PRICE: P 21,391,257.33

Item No	PROPERTY NUMBER	LOCATION	TYPE	TCT/CCT No.	LOT AREA	FLOOR AREA	APPRAISAL DATE	APPRAISED VALUE
1	815202001230036	GOLDEN HORIZON COURTYARDS - Blk-6, Lot-6 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Town House	077-2016017901	40.00	52.56	10/19/2019	1,407,200.00
2	815202001170096	GOLDEN HORIZON COURTYARDS - Blk-8, Lot-6 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Town House	077-2016017947	40.00	52.56	10/12/2019	1,407,200.00
3	815202011110012	GOLDEN HORIZON COURTYARDS - Blk-12, Lot-17 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Townhouse - End with Firewall	077-2016018017	64.00	64.26	08/31/2020	1,870,300.00
4	815202008120101	GOLDEN HORIZON COURTYARDS - Blk-14, Lot-10 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Town House	077-2016018088	40.00	52.56	02/08/2020	1,407,200.00
5	815201911280008	GOLDEN HORIZON VILLAS - Phase-1 Blk-75, Lot-19 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Row House	077-2015069088	40.00	28.40	08/10/2019	688,700.00
6	815201911280002	GOLDEN HORIZON VILLAS - Phase-1 Blk-75, Lot-21 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Row House	077-2015069090	40.00	28.40	08/10/2019	688,700.00
7	815202009230007	GOLDEN HORIZON VILLAS - Phase-2 Blk-44, Lot-24 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Row House	077-2015067917	40.00	34.60	12/08/2019	984,100.00
8	815202002200035	GOLDEN HORIZON VILLAS - Phase-2 Blk-49, Lot-37 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Row House - End with Eaves	077-2015068129	52.00	41.30	12/08/2019	1,240,300.00
9	815202008190005	GOLDEN HORIZON VILLAS - Phase-2 Blk-108, Lot-41 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Row House - End with Eaves	077-2015070298	55.00	41.30	09/15/2019	1,128,900.00
10	815202006190056	GOLDEN HORIZON VILLAS - Phase-2 Blk-113, Lot-4 Brgy. Perez (Lucbanan), Trece Martires City, Cavite	Row House	077-2015070434	40.00	28.40	01/26/2020	984,100.00

