

FEAUTURED PROPERTY FOR BIDDING!!

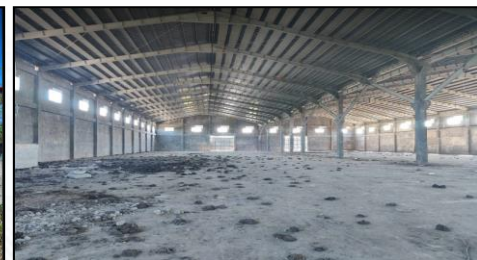
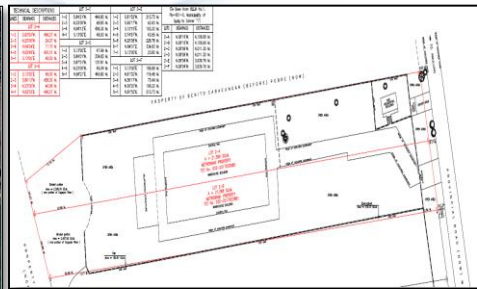
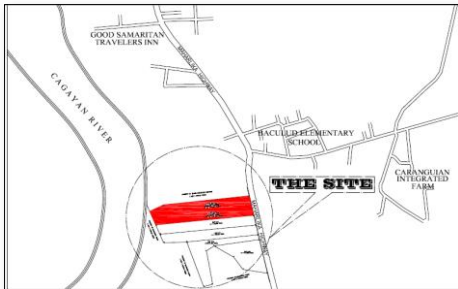
Get the **BEST VALUE** with our affordable prices, flexible payment terms and low interest rates.



Re : Agricultural / Commercial
 Property : Lots 2-A and 2-B, Maharlika Highway, Barangay Baculud, Iguig, Cagayan

Minimum Bid Price: Php 71,654,000.00

- TCT No.** : 032-2024007470 & 032-2024007471
- Description** : Lots improved with warehouse, storage and residential buildings
- Highest and Best Use** : Mixed agricultural and industrial
- Lot Area** : 42,777.00 sq.m. Aggregate
 - 4,756.74 sq.m. (Less: Easement)
 38,020.26 sq.m. Net Area
- Floor Area** : 6,000.00 sq.m. Warehouse Building
 198.00 sq.m. Residential Building – Main Area
 36.00 sq.m. Terrace
 72.00 sq.m. Storage Building
 6,306.00 sq.m. Gross Floor Area
- Possession Status** : Bank has full control of the property
- Title Status** : No known documentary problem



Interested buyers may contact:
 Goldie Galorio at (02) 8830-6204 or goldamier.galorio@metrobank.com.ph



BIDDING TERMS AND CONDITIONS

Location	Lots 2-A and 2-B, Maharlika Highway, Barangay Baculud, Iguig, Cagayan
Title No.	032-2024007470 & 032-2024007471
Lot Area	42,777.00 sq.m. Aggregate -4,756.74 sq.m. (Less: Easement) 38,020.26 sq.m. Net Area
Floor Area	6,000.00 sq.m. Warehouse Building 198.00 sq.m. Residential Building—MainArea 36.00 sq.m. Terrace 72.00 sq.m. Storage Building 6,306.00 sq.m. Gross Floor Area
Minimum Bid Price	₱71,654,000.00
Option Money (OM)	(10%) Option Money (OM) of the minimum bid price via Manager's Check / Cashier's Check payable to Metrobank. Note: <ul style="list-style-type: none"> • OM of Winning Bidder shall be deposited and applied as downpayment to the Property • OM of non-winning bidder shall not be deposited and returned without interest. • If for whatever reason, the Winning Bidder fails to comply with the terms and condition stated herein or backs out from the transaction, OM of Winning Bidder shall be forfeited in favor of the Bank.
Deadline of Submission of Bid	02:00 PM of July 24, 2025
Opening of Bid	02:30 PM of July 24, 2025
Announcement of Winner	July 25, 2025
Other Conditions	<ul style="list-style-type: none"> • Buyer is aware and accepts the following: <ul style="list-style-type: none"> ➢ Declared floor area per tax declaration is 5,294.30 sq. m. versus actual area of 6,306 sq.m. ➢ The back portion of the rear lot (easement) has eroded and now part of Cagayan River. ➢ There are also encroachment and gap issues along line 2-3 of Lot 2-B with a magnitude of 278.73 sq.m. & 180.87 sq.m. respectively. ➢ The property's drying area extends into the easement of Maharlika Highway. ➢ Property is classified as agricultural lot. Buyer shall secure DAR clearance and shoulder all expenses thereto. ➢ Zonal Value of the Property is ₱122Mn as of this time. Estimated tax for the sale is at ₱9.180Mn (2025 Real Property Tax share not yet included). • Sale is on an "as is where is and no recourse" basis. • Winning bidder is still subject to background investigation, court case checking and credit investigation. Should there be any adverse findings; the Bank has the option not to award the Property to the Winning Bidder. The Bank will refund option money paid without interest or cost of money

	<ul style="list-style-type: none"> • Bank reserves the right to reject any and all bid. • Bank's decision is final. • Should the Bank discover that several offers were submitted by the same company or group, the Bank shall only honor the highest bid of the said company or group and shall disqualify the other bids received.
--	---

Please find below the sale terms and conditions for the Property:

- 1) Acceptable payment term:
 - Cash (only Manager's Check acceptable)

Note: All payments made shall be considered as option money and applied as payment on the Property as and when the Deed of Sale is executed.

- 2) Buyer acknowledges and accepts the following:
 - Declared floor area per tax declaration is 5,294.30 sq.m. versus actual area of 6,306 sq.m.
 - The back portion of the rear lot (easement) has eroded and now part of Cagayan River.
 - There are also encroachment and gap issues along line 2-3 of Lot 2-B with a magnitude of 278.73 sq.m. & 180.87 sq.m. respectively.
 - The property's drying area extends into the easement of Maharlika Highway.
 - Property is classified as agricultural lot. Buyer shall secure DAR clearance and shoulder all expenses thereto.
 - Zonal Value of the Property is ₱122Mn as of this time. Estimated tax for the sale is at ₱9.180Mn (2025 Real Property Tax share not yet included).

Sale is on an "AS-IS AND NO RECOURSE" basis. The Bank makes no warranty whatsoever as to the boundaries, area, restrictions and technical description of the Property, its legal condition such as the existence of any annotations, claims, suits or actions involving the same, nor the authenticity or accuracy of title over the Property. **The Bank shall not provide the buyer any affidavits of certifications on its agricultural landholdings.** In this regard, you agree to release and forever discharge the Bank from any and all actions, claims, annotations, restrictions and demands existing or which may be imposed on the Property.

Moreover, the Buyer shall cause substitution of parties and/or withdrawal of all pending actions and incidents as well as those which may be filed hereafter involving the Property by filing the proper motion or pleading to effect said substitution and/or withdrawal before the proper court, tribunal or agency; and if he fails to do so within a reasonable time, the Bank may cause such substitution on Buyer's behalf at the latter's expense. In all instances, the legal expenses incurred or to be incurred in the case or cases related to the property abovementioned shall be for the sole account of the Buyer.

After the execution of the Deed of Absolute Sale, consequently, the Bank shall not be under any obligation to defend or prosecute any pending case involving the Property or any case involving the Property which may thereafter be filed or instituted. However, in any case, all legal expenses upon execution of the Deed of Absolute Sale are for Buyer's account.

- 3) The following Taxes, fees and charges shall be for your account;
 - Any Creditable Withholding Tax ("CWT") assessment in excess of the CWT computed based on the Purchase Price. The Bank shall shoulder only CWT based on the Purchase Price and business tax, if any on the transaction
 - Documentary Stamp Tax ("DST")
 - Additional assessments for CWT and DST which may be later on assessed by the BIR on the sale (due to revisions in market / zonal value), which are over and above the amount computed based on the Purchase Price, including all penalties and surcharges assessed and arising from buyer's late remittance to the Bank.

- Buyers from countryside have the option to obtain dual notarization of document.
- Real property taxes, homeowners and association dues and other assessments on the Property starting from the earlier of date of turnover of possession or date of Deed of sale, which were already paid or advanced by the Bank
- All expenses related to correction of deficiencies of the Property, including but not limited to geodetic/relocation survey, legal expenses for cancellation of annotation/claim/levy, eviction of illegal occupants, etc. (if applicable).
- Transfer tax, registration expenses, miscellaneous fees and other charges for the registration and transfer of title.

4) Requirements:

For Individual

A. During the Bidding

- Offer to Bid
- Managers Check representing option money
- Duly accomplished Acquired Asset Buyer's Profile (attached)
- One (1) valid ID with picture and 3 specimen signatures (i.e. Driver's license, passport or SSS)

B. Winning Bidder:

- Source of Funds:
 - *If employed – BIR Form 2316 and Certificate of Employment and Compensation (COEC)*
 - *If business – Business Registration, latest Financial Statement and Bank Statement, Secretary Certificate, latest General Information Sheet, Certificate of Inc., Articles of Inc., By - Laws, Certificate of Registration*
- Tax Identification Number (i.e TIN ID, BIR Form 2316)
- Marriage Certificate (if applicable)
- Signed BIR Form 1904 – to be provided upon signing of Deed of Absolute Sale
- Signed BIR Form 2307 – to be provided upon signing of Deed of Absolute Sale

For Corporation

A. During the Bidding

- Offer to Bid
- Duly accomplished Acquired Asset Buyer's Profile of the company and Personal Information Sheet of the authorized signatory (see attached forms)
- Duly notarized Secretary's Certificate approving the purchase of the Property and authorized signatories thereto
- Copy of one (1) valid ID with picture and signature (i.e. Driver's license, passport, SSS or TIN ID) of the Authorized Signatory and Corporate Secretary

B. Winning Bidder:

- Copy of SEC Registration, Articles of Incorporation and By-laws filed with the SEC
- Current General Information Sheet (GIS) and Personal Information Sheet of Principal stockholders who owns 20% and more.
- Source of funds and nature of business of the company
- Audited Financial Statement (AFS) current year
- Copy of BIR Form 1903 or 2303
- Community Tax Certificate of the current year

- 5) Non-VAT Invoice shall be issued and the Deed of Absolute Sale shall be signed by the Bank only upon receipt of full payment of the Purchase Price, Buyer's share of CWT, DST, and other applicable taxes and expenses in (3), and, requirements in (4) above.

- 6) Title transfer, turnover of possession and development of the Property shall not be allowed until the Deed of Absolute sale has been executed.
- 7) Transfer of title and tax declaration shall be for Buyer's sole responsibility. The Bank shall furnish Buyer with a copy of the duly notarized Deed of Absolute Sale, the original TCT/CCT, photocopy of tax declarations in the name of the Bank, tax receipts and other pertinent documents.
- 8) Standard deadlines on sale consummation:

	Deadline
a) Cash payment / Downpayment	7 days from Conditional Notice of Award
b) Payment of Buyer's share of CWT and DST	Prior to execution of Deed of Absolute Sale
c) Notarial fee shall be for buyer's account	Prior to execution of Deed of Absolute Sale
d) Payment of Buyer's share of property taxes, homeowners/association dues and other expenses on the Property	Date of turnover of possession or Deed of Sale whichever is earlier

- 9) Buyers are hereby strongly advised to conduct their own independent investigation of the physical condition, title and legal status of the Property before making a firm Offer.

Should you be interested to participate and agree to the Bank's terms and conditions stated herein, please send your **SEALED BID** with the option money (via Manager's Check only payable to Metrobank), requirements as stated in no. 4 and Secretary's Certificate authorizing the Company to participate in the bidding and signatories thereto (if Bidder is a Company), to:

Acquired Asset Management and Disposition Division
Attention: MS. ARLYN D. BELTRAN
Sealed Bid for TCT No. 032-2024007470 & 032-2024007471
17th Floor, Metrobank Center
7th Avenue corner 35th Street,
Bonifacio Global City, Taguig