

PROPERTY FOR BIDDING!

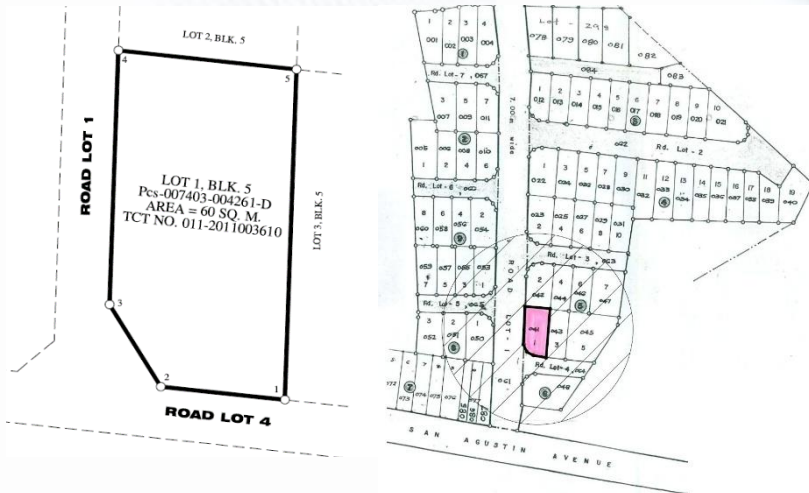
Get the **BEST VALUE** with our affordable prices, flexible payment terms and low interest rates.



Re : Lot improved with 2-storey residential building
Location : Lot 1 Block 5, Joksonville Townhomes, Barangay Palatiw, Pasig City

Minimum Bid Price: Php 3,278,000.00

TCT No. : 011-2025002033
Classification : Residential
Lot Area : 60.00 sq.m.
Floor Area : 84.62 sq.m.
Title Status : No known annotation
Possession Status : With Possession



Interested buyers may contact:

ANGEL B. AGUSTIN

Tel. No.: (02) 8857-5210

Email: angel.agustin@metrobank.com.ph



GENERAL SERVICES GROUP
ACQUIRED ASSET MANAGEMENT AND DISPOSITION DIVISION
17th Floor, Metrobank Center, 7th Ave. cor. 35th Street, Bonifacio Global City, Taguig

January 6, 2026

Re: INVITATION TO BID
Location : Lot 1 Block 5, Joksonville Townhomes, Barangay Palatiw, Pasig City
Lot Area : 60.00 sq.m.
Floor Area: 84.62 sq.m.
TCT No. : 011-2025002033 (the "Property")

Ladies and Gentlemen:

Thank you for your interest to purchase the Property.

Since we received several offers, please be advised that the bidding for the Property is now open under the following terms and conditions:

Minimum Bid Price	₱ 3,278,000.00
Option Money (OM)	10% of your bid via Manager's Check/Cashier's Check payable to Metrobank Note: <ul style="list-style-type: none">• OM of the Winning Bidder shall be deposited and applied as downpayment to the Property• OM of the 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 conditions stated herein or backs out from the transaction, OM of the Winning Bidder shall be forfeited in favor of the Bank.
Deadline of Submission of Bid	1:30 PM on January 16, 2026
Opening of Bid	2:00 PM on January 16, 2026
Announcement of Winner	January 19, 2026
Other Conditions	<ul style="list-style-type: none">• Buyer acknowledges and accepts the following:<ul style="list-style-type: none">➢ Title bears annotation of subdivision restriction.➢ Polygon does not close for the property.➢ Declared floor area of Tax Declaration on improvement is only 81.90 sq.m.3. versus actual area of 84.62 sq.m.• Sale is on an "as is where is and no recourse" basis• The winning bidder is still subject to a 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• Bank reserves the right to reject any and all bids.• 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.• Bank's decision is final.

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

1) Acceptable payment terms:

- Cash (only Manager's Check acceptable)
- At least twenty percent (20%) downpayment, 80% balance payable through Real Estate ("RELA")/Metrohome Financing, evidenced by an approved and duly signed Letter of Guaranty submitted to the Bank.
- At least thirty percent (30%) downpayment, 70% balance payable through other Bank/financial institution take-out, evidenced by an approved and duly signed Letter of Guaranty submitted to the Bank.

Note:

- The loan shall be subject to standard bank approvals and payment of regular processing fees.
- 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.
- For Metrohome Financing, buyer shall coordinate and submit document requirements directly to the Lending Unit for the processing of loan application.

2) Buyer acknowledges and accepts the following:

- Title bears annotation of subdivision restriction.
- Polygon does not close for the property.
- Declared floor area of Tax Declaration on improvement is only 81.90 sq.m.3. versus actual area of 84.62 sq.m.

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. 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"), transfer tax, registration expenses, miscellaneous fees and other charges for the title registration and transfer.
- Additional assessments for CWT and DST which may be later on assessed by the BIR on the sale (due to revisions in the 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.
- Notarial fee (P1000 per document) for Metro Manila and CALABARZON. 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 date of turnover of possession or date of Deed of sale, which was 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).

4) Requirements:

For Individual

A. During the Bidding

- Offer to Bid
- Managers Check representing 10% 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, SSS or TIN ID)

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
- Marriage Certificate (if applicable)
- Signed BIR Forms 1904 and 2307 – to be provided upon signing of Deed of Absolute Sale

For Corporation

A. During the Bidding

- Offer to Bid / Bid form
- Managers Check representing 10% option money
- Duly accomplished Acquired Asset Buyer's Profile of the company and Personal Information Sheet of the authorized signatory (see attached forms)
- Copy of one (1) valid ID with picture and 3 specimen signatures (i.e. Driver's license, Passport, SSS, etc.) of the Authorized Signatory and Corporate Secretary
- General Information Sheet (GIS) and Personal Information Sheet of Principal stockholders who owns 20% and more.
- Duly notarized Secretary's Certificate approving the purchase of the property and authorized signatories thereto.

B. Winning Bidder:

- Copy of SEC registration, Articles of Incorporation and By-laws filed with the SEC
- Audited Financial Statement (AFS) current year
- Copy of BIR Form 1903 or 2303

- 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.
Note: In case of other bank/financial institution take-out, the turnover of possession and development of the Property shall only be allowed upon release of loan proceeds and full payment of Purchase Price.
- 7) Except for Metrobank Home Loan/Commercial Loan, and other Bank/Financial institution take-out, transfer of title and tax declarations, payment of all costs and expenses associated therewith, including the cost of removal of annotations (if any), shall be for your sole account and responsibility. The Bank shall furnish you with a copy of the duly notarized Deed of Absolute Sale, the Photocopy of TCTs/CCTs, tax declarations in the name of the Bank, tax receipts and other pertinent documents.

8) For Metrobank Home Loan/Commercial Loan, and other Bank/Financial institution take-out, the Bank shall handle the transfer of title and tax declarations under Buyer's name.

9) 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) Payment of notarial fee (P1000 per document)	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

10) 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 in participating 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: CHARMAINE JOY P. SADIWA

Sealed Bid for TCT No. 011-2025002033

17th Floor, Metrobank Center

7th Avenue corner 35th Street,

Bonifacio Global City, Taguig

Thank you.

Very truly yours,

METROPOLITAN BANK AND TRUST COMPANY

By:



ANGEL B. AGUSTIN

Marketing Officer

Noted by:



MARIE JOYCELYN I. CABALDA, SM

OIC, Sales and Materials Disposition Department