SOUTHGATEWAY DEVELOPMENT CORP.
CUSTOMER SERVICE UNIT

AVIDA TOWERS CLOVERLEAF

TERM IS SUBJECT FOR APPROVAL

Tower	Unit	Floor	Floor Area	Model
2	2423	24	37.50	1 BR W/ BALCONY

SELLING PRICE			P	**8,110,000.00**
Less:	VAT(if applicable)			868,928.57
	5%Discount On NSP			362,053.57
SELLING PRICE AFTER DISCOUNTS			P	**6,879,017.86**
Add:	VAT(if applicable)			825,482.14
	Other Charges			606,531.25
TOTAL RECEIVABLE			P	**8,311,031.25**
DOWNPAYMENT				
	Downpayment (20% of Selling Price)			1,540,900.00
	Total Other Charges & Fees			121,306.25
TOTAL REQUIRED DOWNPAYMENT			P	**1,662,206.25**
Less:	Reservation Fee	13-Jan-25		50,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES			P	**1,612,206.25**
	Spot Downpayment (10% of Selling Price)			720,450.00
	Other Charges			60,653.13
	Total Spot DP and Other Charges payable on or before:	12-Feb-25		**P 781,103.13**
	Streched Downpayment (10% of Selling Price)			770,450.00
	Other Charges			60,653.12
	Total Streched DP and Other Charges payable in 42 months			**P 831,103.12**

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	17-Mar-25	18,344.05	1,444.12	19,788.17
	2nd Downpayment due on	17-Apr-25	18,344.05	1,444.12	19,788.17
	3rd Downpayment due on	17-May-25	18,344.05	1,444.12	19,788.17
	4th Downpayment due on	17-Jun-25	18,344.05	1,444.12	19,788.17
	5th Downpayment due on	17-Jul-25	18,344.05	1,444.12	19,788.17
	6th Downpayment due on	17-Aug-25	18,344.05	1,444.12	19,788.17
	7th Downpayment due on	17-Sep-25	18,344.05	1,444.12	19,788.17
	8th Downpayment due on	17-Oct-25	18,344.05	1,444.12	19,788.17
	9th Downpayment due on	17-Nov-25	18,344.05	1,444.12	19,788.17
	10th Downpayment due on	17-Dec-25	18,344.05	1,444.12	19,788.17
	11th Downpayment due on	17-Jan-26	18,344.05	1,444.12	19,788.17
	12th Downpayment due on	17-Feb-26	18,344.05	1,444.12	19,788.17
	13th Downpayment due on	17-Mar-26	18,344.05	1,444.12	19,788.17
	14th Downpayment due on	17-Apr-26	18,344.05	1,444.12	19,788.17
	15th Downpayment due on	17-May-26	18,344.05	1,444.12	19,788.17
	16th Downpayment due on	17-Jun-26	18,344.05	1,444.12	19,788.17
	17th Downpayment due on	17-Jul-26	18,344.05	1,444.12	19,788.17
	18th Downpayment due on	17-Aug-26	18,344.05	1,444.12	19,788.17
	19th Downpayment due on	17-Sep-26	18,344.05	1,444.12	19,788.17
	20th Downpayment due on	17-Oct-26	18,344.05	1,444.12	19,788.17
	21st Downpayment due on	17-Nov-26	18,344.05	1,444.12	19,788.17
	22nd Downpayment due on	17-Dec-26	18,344.05	1,444.12	19,788.17
	23rd Downpayment due on	17-Jan-27	18,344.05	1,444.12	19,788.17
	24th Downpayment due on	17-Feb-27	18,344.05	1,444.12	19,788.17
	25th Downpayment due on	17-Mar-27	18,344.05	1,444.12	19,788.17
	26th Downpayment due on	17-Apr-27	18,344.05	1,444.12	19,788.17
	27th Downpayment due on	17-May-27	18,344.05	1,444.12	19,788.17
	28th Downpayment due on	17-Jun-27	18,344.05	1,444.12	19,788.17
	29th Downpayment due on	17-Jul-27	18,344.05	1,444.12	19,788.17
	30th Downpayment due on	17-Aug-27	18,344.05	1,444.12	19,788.17
	31st Downpayment due on	17-Sep-27	18,344.05	1,444.12	19,788.17
	32nd Downpayment due on	17-Oct-27	18,344.05	1,444.12	19,788.17
	33rd Downpayment due on	17-Nov-27	18,344.05	1,444.12	19,788.17
	34th Downpayment due on	17-Dec-27	18,344.05	1,444.12	19,788.17
	35th Downpayment due on	17-Jan-28	18,344.05	1,444.12	19,788.17
	36th Downpayment due on	17-Feb-28	18,344.05	1,444.12	19,788.17
	37th Downpayment due on	17-Mar-28	18,344.05	1,444.12	19,788.17
	38th Downpayment due on	17-Apr-28	18,344.05	1,444.12	19,788.17
	39th Downpayment due on	17-May-28	18,344.05	1,444.12	19,788.17
	40th Downpayment due on	17-Jun-28	18,344.05	1,444.12	19,788.17
	41st Downpayment due on	17-Jul-28	18,344.05	1,444.12	19,788.17
	42nd Downpayment due on	17-Aug-28	18,343.95	1,444.20	19,788.15

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	17-Mar-28		
DUE AND PAYABLE ON	17-Aug-28	P	**6,648,825.00**
(Loanable from a Financing Institution)			

NOTE:

1. In the event of an increase in Other Charges, AYALALAND ESTATES, INC. has the right to charge the Purchaser as mandated in the CTS & DAS.
2. Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
3. Delay in any payment is an event of default entitling the Seller to exercise remedial options, which include collection of penalty at the rate of two percent (2%) of the unpaid amount for every month (or a fraction thereof) of delay as specified under Sec 4(ii) of the RA and Sec 4.2 of the CTS
4. **For Bank Financing Program, Buyer is required to issue a post-dated check(s) covering the balance lump-sum payment to guarantee the timely issuance of the bank guarantee. Upon Seller's receipt of the bank guarantee, the relevant lumpsum check(s) shall be returned to the Buyer. If no bank guarantee is received by the Seller, and unless advised otherwise on or before thirty (30) days before due date, the Buyer is deemed to have opted direct payment on due date, whether by deposit of the relevant post-dated check or auto-debit instructions to his designated bank, without need of demand nor notice.**
5. All payments covering the due dates and amounts above should be made payable to AYALALAND ESTATES, INC..

Prepared By:

Signature Over Printed Name
Customer Service Staff

Noted By:

Signature Over Printed Name
Customer Service Supervisor / Team Leader

Conforme:

Signature Over Printed Name
Purchaser