



## Computation Sheet

RESERVATION DATE March 1, 2024

UNIT 29-A

UNIT TYPE 3BR

Total Area 125 square meters

Parking Slots	2	Lifter Parking
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Payment Term	Installment 10-5-85
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Unit List Price		32,127,722.53
Less: Promo Discount	2.00%	642,554.45
Net Unit Price		31,485,168.08
Parking Price (w/out VAT)		1,896,075.00
Purchase Price (w/out VAT)		33,381,243.08
Value Added Tax (12%)		4,005,749.17

Total Purchase Price (with VAT)	37,386,992.25
Titling-related Expenses	2,043,227.58

### Titling-related Expenses

Documentary Stamps	678,540.00
Registration Fees	206,592.00
Transfer Tax	339,263.76
RPT, Notarial and Titling Fees	199,465.92
Air Conditioning	619,365.90

*Note: Any amount expressed in foreign currency is for estimation purposes only.*

*The amounts in Philippine Peso shall always govern in the payment schedule.*

## IMPORTANT

- Titling-related expenses are subject to change based on the government mandated rates & BIR rulings prevailing at the time of registration of the Deed of Absolute Sale. The figures shown for taxes pertain to BIR rulings effective as of date of reservation.
- These do not yet include expenses related to application for various utilities (e.g. meter deposits)
- Please issue separate check for Titling-related Expenses
- Please issue checks to BHAVANA PROPERTIES, INC.
- Turnover of units is subject to full payment and compliance with complete documentation
- This document does not constitute nor form part of any contract and is for information purposes only
- Finance charges from debit/credit card payments or wire remittances shall be for the account of the buyer

CONSOLIDATED COMPUTATION - FOR REFERENCE ONLY

Computations prepared on March 12, 2024

Valid until March 15, 2024

Payment Scheme	Installment 10-5-85		Annex A
			PAYMENT SCHEDULE
Reservation Date	March 1, 2024	Unit Details	
Unit Number	29-A	Total Area	125 sqm
Unit List Price	32,127,722.53	Unit Type	3BR
Less: Discounts	642,554.45		
Parking Price w/out VAT	1,896,075.00	Parking Slots	2.00
Purchase Price w/out VAT	33,381,243.08		
Add: 12% VAT	4,005,749.17		
Total Purchase Price w/VAT	37,386,992.25		
Titling-related Expenses	2,043,227.58		
TOTAL AMOUNT DUE	39,430,219.84		

Computations generated on March 12, 2024  
Pricing and Discounts valid until March 15, 2024  
Please make checks payable to BHAVANA PROPERTIES, INC.

	DUE DATE	PRINCIPAL	VAT/Other Charges	TOTAL	PAYMENT #	% PAID
Reservation Fee	March 1, 2024	89,285.71	10,714.29	100,000.00	1	0.3%
Downpayment	April 1, 2024	3,248,839.29	389,860.71	3,638,700.00	2	10.0%
MA - 1	May 1, 2024	87,857.14	10,542.86	98,400.00	3	10.3%
MA - 2	June 1, 2024	87,857.14	10,542.86	98,400.00	4	10.5%
MA - 3	July 1, 2024	87,857.14	10,542.86	98,400.00	5	10.8%
MA - 4	August 1, 2024	87,857.14	10,542.86	98,400.00	6	11.1%
MA - 5	September 1, 2024	87,857.14	10,542.86	98,400.00	7	11.3%
MA - 6	October 1, 2024	87,857.14	10,542.86	98,400.00	8	11.6%
MA - 7	November 1, 2024	87,857.14	10,542.86	98,400.00	9	11.8%
MA - 8	December 1, 2024	87,857.14	10,542.86	98,400.00	10	12.1%
MA - 9	January 1, 2025	87,857.14	10,542.86	98,400.00	11	12.4%
MA - 10	February 1, 2025	87,857.14	10,542.86	98,400.00	12	12.6%
MA - 11	March 1, 2025	87,857.14	10,542.86	98,400.00	13	12.9%
MA - 12	April 1, 2025	87,857.14	10,542.86	98,400.00	14	13.2%
MA - 13	May 1, 2025	87,857.14	10,542.86	98,400.00	15	13.4%
MA - 14	June 1, 2025	87,857.14	10,542.86	98,400.00	16	13.7%
MA - 13	July 1, 2025	87,857.14	10,542.86	98,400.00	17	13.9%
MA - 14	August 1, 2025	87,857.14	10,542.86	98,400.00	18	14.2%
MA - 15	September 1, 2025	87,857.14	10,542.86	98,400.00	19	14.5%
MA - 14	October 1, 2025	87,857.14	10,542.86	98,400.00	20	14.7%
MA - 15	November 1, 2025	87,857.14	10,542.86	98,400.00	21	15.0%
Final Payment	December 1, 2025	28,373,832.37	3,404,859.88	31,778,692.25	22	100.0%
Titling-related Expenses	December 1, 2025	-	2,043,227.58	2,043,227.58	23	
	GRAND TOTAL	33,381,243.08	6,048,976.75	39,430,219.84		

IMPORTANT:
1. All Buyers (local and international) are required to submit complete documentations and requirements, including postdated checks (PDCs) to cover all payments due, including titling charges. Failure to submit these within 30 days from reservation date will be ground for cancellation of sale.
2. Only Philippine Peso and US Dollar postdated checks are acceptable. Payments in US Dollars shall be credited to the Buyer's account as converted to PH Peso values based on the accepting bank's official exchange rate on the date of receipt (cleared funds). Bank charges and fees applicable to such foreign exchange conversion shall be for Buyer's account. Any adjustment arising from foreign exchange conversion shall be reconciled prior to Final Payment on the account.
3. All amounts due must be paid on or before their due dates without necessity of demand from or notification to Buyer. Late payments may subject the above terms to re-computation to account for penalties, interest, or other adjustments as may be determined by the Seller. Payments received are first applied to penalties and interest before these are applied to principal due on the account. Late payment penalty is three percent (3%) per month (or fraction thereof) imposed on the unpaid amount due.
4. Check pullout or hold deposit instructions must be given at least three (3) banking days from due date, for the request to be accommodated by the Developer. Otherwise, bank charges imposed on returned checks shall be for Buyer's account. Further, payment delays arising from deferment of deposit shall be subject to aforementioned penalties.
5. Installment and selected Deferred payment schemes are subject to credit screening prior to approval of sale. For Bank Financing scheme, all amounts due (including titling charges) that are not covered by the Bank Guaranty should be paid prior to loan release.
6. Above amounts are exclusive of Turnover Fees. Turnover of Unit is subject to full payment and compliance with complete documentation (e.g., signed Deed of Absolute Sale).
7. Registration expenses and taxes including Value Added Tax and Real Property Tax are subject to change based on government-mandated rates or BIR ruling prevailing during registration of sale documents. Any increase in the amounts payable due to an upward adjustment of the applicable rates shall be paid by the Buyer.
8. Finance charges from debit/credit card payments or wire remittances shall be for the account of the buyer.

CONSOLIDATED COMPUTATION - FOR REFERENCE ONLY

Conforme:

BUYER	Date Signed	BUYER	Date Signed
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