

SOUTH COAST

LIAN, BATANGAS

Name of Project : South Coast Integrated Residential & Resort Community
Location : Brgy. Matabungkay & Brgy. Balibago
Lian, Batangas

Developer : Sta. Lucia Land Inc.
Landowner : DARNOC Realty / Borbon Families
Marketing Network : SLLI Global Marketing, Inc.

Electricity Provider : BATELEC I
Water Supply : Lian Water District

Project Area : 105.4 hectares
Area of Development : 63.1 hectares
Mixed Use (Condo Area) : 10,237 sqm
Barangay Road : 8,236 sqm
PHASE 1 – Residential Area : 296,025 sqm
PHASE 1A – Residential Area : 317,158 sqm
Total Residential Area : 613, 183 sqm (100%)
Saleable Area : 392,416 sqm. (64%)
Saleable lots : 2,067 lots
Density : 33.71 Lots per hectare
Lot Sizes

- 15m x20m = 300sqm
- 12m x 17m = 204sqm
- 10m x 15m = 150sqm
- 10m x 12m = 120sqm

Provisional License to Sell

LTS No. 530

Date of Issue: October 1, 2021



Republic of the Philippines

DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT

Region 4A, Dencris Business Center, Brgy. Halang, Calamba City, Laguna

Provisional LICENSE to SELL

No. 530

*This license is issued for the sale of lots / units / lots with units in
SOUTH COAST PHASE 1 (601 Residential lots)*

located at Brgy. Matabungkay, Lian, Batangas *pursuant to*
Sec. 5 of PD 957 (Open Market) and its rules and regulations.

The project owner(s), DARNOC REALTY AND DEV'T, INC.

,and developer(s), STA. LUCIA LAND, INC. (JVA)

,is (are) obliged to comply strictly with the following.

Land Development – 31 January 2026

1. Complete the project in accordance with the approved development plan therefore not later than _____ and advise buyers in writing of such time frame for development;
2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;
3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid within 180 days from execution;
4. Deliver the title free from the liens and encumbrance to fully paid buyers or if mortgaged redeem and deliver the same within six months from full payment;
5. Secure clearance prior to any mortgage alteration of plans advertisement or change of name of ownership;
6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;
7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;
8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;
9. Sell only at the maximum selling price of N/A
10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
11. Initiate the organization of home/unit owners;
12. Refrain from levying any fee for an alleged community benefit upon the buyers; and
13. Comply with other provisions of the pertinent laws, rules and regulations.

Additional Condition(s): **See conditions No. 14, 15, 16 & 17 at the back**

Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.

IN WITNESS WHEREOF, *I have hereunto set my hand and cause the seal of this Board to be affixed at* Calamba City *this* 01st *day of* October *year* 2021.

O.R. No. 03999194

Date Issued 03-05-2021

Amount Paid ₱ 188,712.00

TIN (Owner) _____

TIN (Developer) _____

ATTY. JANN ROBY R. OTERO

Regional Director

JRRO/EGG/JCM

Provisional Certificate of Registration

LTS No. 385

Date of Issue: October 1, 2021



Republic of the Philippines

DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT

Region 4A, Dencris Business Center, Brgy. Halang, Calamba City, Laguna

Provisional Certificate of Registration

No. 385

BE IT KNOWN:

THAT SOUTH COAST PHASE 1

a project covered by Development Permit dated 15 January 2019 under SB Resolution No. *

and located at Brgy. Matabungkay, Lian, Batangas

with an area of 282,708 sq.m. is hereby **REGISTERED** pursuant to Sec. 4 of PD 957
and its rules and regulations. (Open Market)

* 2019-037 dated 24 October 2016 under Pcs-04-032698

THAT any misrepresentation or material falsehood made in connection with the application for this registration or the forgery or falsification of any of the supporting documents thereof and other legal grounds provided by law shall be a valid cause for revocation of this Registration.

THAT this Certificate of Registration is NOT an authority to sell any lot/unit in the abovementioned project.

AND THAT the project owner(s) DARNOC REALTY AND DEV'T, INC.

And the developer(s) STA. LUCIA LAND, INC. (JVA)

take the solidary responsibilities of complying with the law and the rules and regulations for the issuance of this CERTIFICATE and License to Sell, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of the Department to be affixed at Calamba City this 01st day of October year 2021.

ATTY. JANN ROBY R. OTERO

Regional Director

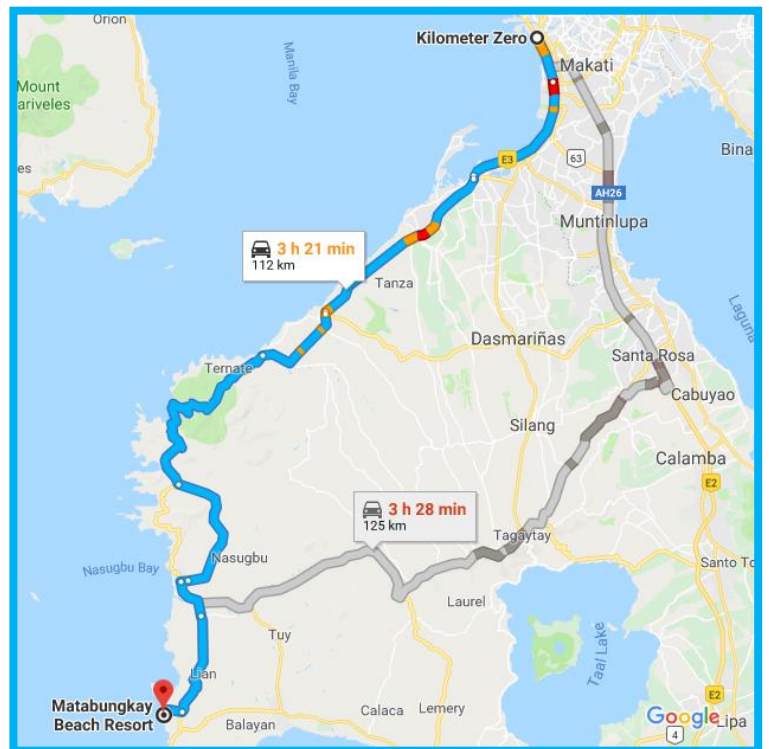
ABOUT MATABUNGKAY

Matabungkay was originally 'discovered' to be a great weekend or daytrip destination in the early 1950s by the residents of Manila.

The place to be for family and company outings, weekend getaways with friends, and group excursions. Matabungkay is famous for its fine light gray sand that appears to be white when the sun is glaring.

THE LOCATION

- From kilometer zero in Manila, it is about 112 Km southbound. Take the Nasugbu–Ternate Highway straight to the Calatagan-Lian Highway.
- Alternative route is just a few hours of scenic drive via Tagaytay
- 57.3 Km from the Tagaytay Rotunda via the Tagaytay-Nasugbu Highway
- Passing through Nasugbu Highway, continue on Palico-Nasugbu Highway / Tuy-Nasugbu Highway to your destination in Lian



FROM METRO MANILA, SOUTH COAST IS JUST A MERE 3.5 HOUR DRIVE AMIDST A RELAXING & SCENIC COUNTRY BACKDROP

PROJECT DEVELOPMENT



FEATURES AND AMENITIES

- Fully Landscaped Entrance Gates & Guardhouses
- Gated Community
- Community Clubhouse
- Swimming Pool
- Basketball Court
- Children's Playground
- Wide Concrete Road Network
- Paved Sidewalks with Concrete Curbs
- Underground Storm Drainage System
- Electrical & Water System
- Shade Trees & Mercury Lamps along the Road
- Commercial Area

BEACH CLUBHOUSE PERSPECTIVE



BEACH CLUBHOUSE FLOOR PLAN LAY OUT

- Porte Cochere
- Lobby
- Reception Area
- Lounge
- Admin Office
- Function Rooms
- Restaurant
- Veranda
- Promenade
- Swimming Pool
- Wave Pool
- Beach Volleyball Court
- Shower Rooms
- Parking Space



CLUBHOUSE PERSPECTIVE – PHASE 1A (BORBON JOINT VENTURE AREA)



CLUBHOUSE FLOOR PLAN LAY OUT – PHASE 1A (BORBON JOINT VENTURE AREA)

- Porte Cochere
- Admin Office
- Veranda
- Swimming Pool
- Shower Rooms
- Basketball Court
- Children's Playground
- Outdoor Activity Area
- Parking Space



CLUBHOUSE PERSPECTIVE – PHASE 1A (STA LUCIA JOINT VENTURE AREA)



CLUBHOUSE FLOOR PLAN LAY OUT – PHASE 1A (STA LUCIA JOINT VENTURE AREA)

- Porte Cochere
- Admin Office
- Veranda
- Swimming Pool
- Shower Rooms
- Basketball Court
- Children's Playground
- Outdoor Activity Area
- Parking Space

