



an AyalaLand company

Payment Schedule

Request Code: 2022-0142818		Buyer: John Drew Ronquillo		Status: Approved	
Project	Astela Towers	Land Area	n/a	Turnover Date	Starting Q2 2029
Phase	Tower 1	Floor Area	34.00 sqm	Remarks 1	n/a
Unit	2010	Allocation	Alveo Land Corp.	Remarks 2	n/a
Plan Type	STU	Parking Slot	n/a	Reservation	06/28/2022

	PRINCIPAL + INTEREST	VAT	TOTAL with VAT	Remarks
List Price	P 10,383,035.71	P1,245,964.29	P 11,629,000.00	
10% Local Discount	P 1,038,303.57	P124,596.43	P 1,162,900.00	
Total Contract Price	P 9,344,732.14	P1,121,367.86	P 10,466,100.00	

CUSTOM TERM: 10% DP - P10k over 83 mos. - w/ P215k bullets every 12 mos
[10% - 20% over 83 mos - Balance on Jul 2029]
Valid only if reserved by Jul 13,2022 and booked within 30 days after reservation

MONTH	DATE	PRINCIPAL + INTEREST	VAT	TOTAL with VAT	Remarks
0	Jun - 2022	100,000.00	-	100,000.00	
1	Jul - 2022	834,553.57	112,146.43	946,700.00	
2	Aug - 2022	8,928.57	1,071.43	10,000.00	
3	Sep - 2022	8,928.57	1,071.43	10,000.00	
4	Oct - 2022	8,928.57	1,071.43	10,000.00	
5	Nov - 2022	8,928.57	1,071.43	10,000.00	
6	Dec - 2022	8,928.57	1,071.43	10,000.00	
7	Jan - 2023	8,928.57	1,071.43	10,000.00	
8	Feb - 2023	8,928.57	1,071.43	10,000.00	
9	Mar - 2023	8,928.57	1,071.43	10,000.00	
10	Apr - 2023	8,928.57	1,071.43	10,000.00	
11	May - 2023	8,928.57	1,071.43	10,000.00	
12	Jun - 2023	8,928.57	1,071.43	10,000.00	
13	Jul - 2023	201,250.00	24,150.00	225,400.00	
14	Aug - 2023	8,928.57	1,071.43	10,000.00	
15	Sep - 2023	8,928.57	1,071.43	10,000.00	
16	Oct - 2023	8,928.57	1,071.43	10,000.00	
17	Nov - 2023	8,928.57	1,071.43	10,000.00	
18	Dec - 2023	8,928.57	1,071.43	10,000.00	
19	Jan - 2024	8,928.57	1,071.43	10,000.00	
20	Feb - 2024	8,928.57	1,071.43	10,000.00	
21	Mar - 2024	8,928.57	1,071.43	10,000.00	
22	Apr - 2024	8,928.57	1,071.43	10,000.00	
23	May - 2024	8,928.57	1,071.43	10,000.00	
24	Jun - 2024	8,928.57	1,071.43	10,000.00	
25	Jul - 2024	201,250.00	24,150.00	225,400.00	
26	Aug - 2024	8,928.57	1,071.43	10,000.00	
27	Sep - 2024	8,928.57	1,071.43	10,000.00	
28	Oct - 2024	8,928.57	1,071.43	10,000.00	
29	Nov - 2024	8,928.57	1,071.43	10,000.00	
30	Dec - 2024	8,928.57	1,071.43	10,000.00	
31	Jan - 2025	8,928.57	1,071.43	10,000.00	
32	Feb - 2025	8,928.57	1,071.43	10,000.00	
33	Mar - 2025	8,928.57	1,071.43	10,000.00	
34	Apr - 2025	8,928.57	1,071.43	10,000.00	
35	May - 2025	8,928.57	1,071.43	10,000.00	
36	Jun - 2025	8,928.57	1,071.43	10,000.00	
37	Jul - 2025	201,250.00	24,150.00	225,400.00	
38	Aug - 2025	8,928.57	1,071.43	10,000.00	
39	Sep - 2025	8,928.57	1,071.43	10,000.00	
40	Oct - 2025	8,928.57	1,071.43	10,000.00	
41	Nov - 2025	8,928.57	1,071.43	10,000.00	
42	Dec - 2025	8,928.57	1,071.43	10,000.00	
43	Jan - 2026	8,928.57	1,071.43	10,000.00	
44	Feb - 2026	8,928.57	1,071.43	10,000.00	
45	Mar - 2026	8,928.57	1,071.43	10,000.00	
46	Apr - 2026	8,928.57	1,071.43	10,000.00	
47	May - 2026	8,928.57	1,071.43	10,000.00	
48	Jun - 2026	8,928.57	1,071.43	10,000.00	
49	Jul - 2026	201,250.00	24,150.00	225,400.00	
50	Aug - 2026	8,928.57	1,071.43	10,000.00	
51	Sep - 2026	8,928.57	1,071.43	10,000.00	
52	Oct - 2026	8,928.57	1,071.43	10,000.00	
53	Nov - 2026	8,928.57	1,071.43	10,000.00	
54	Dec - 2026	8,928.57	1,071.43	10,000.00	
55	Jan - 2027	8,928.57	1,071.43	10,000.00	
56	Feb - 2027	8,928.57	1,071.43	10,000.00	
57	Mar - 2027	8,928.57	1,071.43	10,000.00	
58	Apr - 2027	8,928.57	1,071.43	10,000.00	
59	May - 2027	8,928.57	1,071.43	10,000.00	
60	Jun - 2027	8,928.57	1,071.43	10,000.00	
61	Jul - 2027	201,250.00	24,150.00	225,400.00	
62	Aug - 2027	8,928.57	1,071.43	10,000.00	
63	Sep - 2027	8,928.57	1,071.43	10,000.00	
64	Oct - 2027	8,928.57	1,071.43	10,000.00	
65	Nov - 2027	8,928.57	1,071.43	10,000.00	

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MONTH	DATE	PRINCIPAL + INTEREST	VAT	TOTAL with VAT	Remarks
66	Dec - 2027	8,928.57	1,071.43	10,000.00	
67	Jan - 2028	8,928.57	1,071.43	10,000.00	
68	Feb - 2028	8,928.57	1,071.43	10,000.00	
69	Mar - 2028	8,928.57	1,071.43	10,000.00	
70	Apr - 2028	8,928.57	1,071.43	10,000.00	
71	May - 2028	8,928.57	1,071.43	10,000.00	
72	Jun - 2028	8,928.57	1,071.43	10,000.00	
73	Jul - 2028	201,250.00	24,150.00	225,400.00	
74	Aug - 2028	8,928.57	1,071.43	10,000.00	
75	Sep - 2028	8,928.57	1,071.43	10,000.00	
76	Oct - 2028	8,928.57	1,071.43	10,000.00	
77	Nov - 2028	8,928.57	1,071.43	10,000.00	
78	Dec - 2028	8,928.57	1,071.43	10,000.00	
79	Jan - 2029	8,928.57	1,071.43	10,000.00	
80	Feb - 2029	8,928.57	1,071.43	10,000.00	
81	Mar - 2029	8,928.57	1,071.43	10,000.00	
82	Apr - 2029	8,928.57	1,071.43	10,000.00	
83	May - 2029	8,928.57	1,071.43	10,000.00	
84	Jun - 2029	8,928.57	1,071.43	10,000.00	
85	Jul - 2029	6,515,178.57	781,821.43	7,297,000.00	
Other Charges	Jun - 2029	420,512.95	-	420,512.95	

NOTES:

- This document does not constitute nor form part of any contract, and is for information purposes only.*
- Late payments may subject the above terms to recomputation for possible penalties, interest or other adjustments as may be determined by the SELLER.*
- PDCs are required for all payments, and should be made payable to Alveo Land Corp. PDCs for Other Charges should be made payable to Alveo Land Corp.*
- Any payment schedule in foreign currency reflected in this document is for estimation purposes only. Only the payment schedule in Philippine Peso values will be considered.*
- Discounts are subject to change based on timing of submission of booking documents and payments.*
- Bulk discounts shall only be applicable if reservations are made within 60 days apart and buyers should be related up to first degree of Consanguinity.*
- Promo DP discounts (if applicable) are only valid if paid and booked within 30 days from reservation. No Extensions Allowed.*
- Registration expenses and taxes, included Value Added Tax (VAT) and Real Property Tax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction. Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.*
- Promo term discount is only applicable for new sales, and not for post-booking transfers (downgrades or upgrades).*
- No representations are being made by the developer on elevations and views on the property, which may change over the development of the project due to site activities, conditions, requirements and other factors, as well as over time with the eventual build-up of surrounding lots and areas.*

Payment Schedule Prepared By:

I hereby certify that this is the final payment schedule chosen by the client.

John Drew Ronquillo

Requestor

John Drew Ronquillo

Seller

John Drew Ronquillo

Manager

John Drew Ronquillo

Buyer

approved: 6/29/2022 ; downloaded: 06/29/2022