



FREQUENTLY ASKED QUESTIONS



WHAT IS THE COMPANY NAME?

STA. ROSA REALTY DEVELOPMENT (SRRD). SRRD IS A REAL ESTATE BUSINESS WHICH CONCENTRATES ON BUY PROPERTIES AND SUBDIVIDING INTO SMALLER LOTS WHICH ARE SALEABLE AT AN AFFORDABLE PRICE FOR INVESTORS A BUYERS. SRRD IS NOT A DEVELOPER.





FREQUENTLY ASKED QUESTIONS



WHAT IS THE TYPE OF BUSINESS?

SINGLE OR SOLE PROPRIETORSHIP REGISTERED UNDER THE DEPARTMENT OF TRADE AND INDUSTRY OR DTI.





FREQUENTLY ASKED QUESTIONS



WHAT ARE THE DOCUMENTS TO PRESENT TO A CERTAIN BUYER?

NOTARIZED MEMORANDUM OF AGREEMENT OR MOA, CERTIFIED TRUE COPY OF THE TITLE FROM REGISTRY OF DEED OR RD, CERTIFICATE OF UPDATED REAL PROPERTY TAX OR AMILYAR AND TAX CLEARANCE.



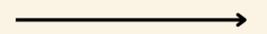


FREQUENTLY ASKED QUESTIONS



WHO WILL FIX THE DRAINAGE AND THE CONCRETING OF RIGHT OF WAYS? HOW ABOUT THE INSTALLMENT OF ELECTRICITY LINE AND WATER SUPPLY?

THE BUYER WOULD BE THE ONE APPLY FOR HIS OWN ELECTRICITY LINE AND WATER SUPPLY. ON THE OTHER HAND, THE DRAINAGE SYSTEM WILL BE HANDLED BY THE BARANGAY AFTER THE REQUIRED NUMBER OF HOUSES HAS REACHED. THE BUYER MUST ALLOT A MINIMUM OF 50CM IN FRONT OF THE ROAD LOTS FOR THE DRAINAGE.





FREQUENTLY ASKED QUESTIONS

HOW TO RESERVE A LOT?

IN ORDER TO LOCK A SLOT, A RESERVATION FEE OF P10,000.00 PER 100 SQMS. MUST BE MADE IMMEDIATELY BECAUSE BUYER'S CHOSEN LOT/S IS NOT GUARANTEED VACANT UNLESS RESERVED BY A FEE. IT IS ALSO NONREFUNDABLE UPON BUYER'S WITHDRAWAL BUT DEDUCTIBLE IF FULL PAYMENT HAS BEEN MADE.





FREQUENTLY ASKED QUESTIONS

WHAT IS THE MODE OF PAYMENT?

CASH OR INSTALLMENT BASIS. CASH PAYMENTS MUST BE MADE WITHIN A MONTH FROM THE DATE OF RESERVATION. ON THE OTHER HAND, INSTALLMENT IS PAYABLE IN 6 MONTHS PERIOD. IF THE LOT AREA TO BE AVAILED OF IS 3 LOTS AND UP, FULL PAYMENT MUST BE MADE IN 7 MONTHS. IF THE CLIENT STILL INSISTED, MAXIMUM I TERM IS 8 MONTHS.





FREQUENTLY ASKED QUESTIONS



HOW MUCH IS THE DOWN PAYMENT AND WHEN SHOULD A CLIENT PAY?

DOWN PAYMENT IS REQUIRED FOR CASH AND INSTALLMENT BASIS. IT WOULD BE 10 PERCENT OF THE TOTAL PURCHASE PRICE AND MUST BE MADE ON THE DAY AFTER RESERVATION HAS LAPSED. DOWN PAYMENT IS FORFEITED ONCE THE CLIENT WITHDRAWS.





FREQUENTLY ASKED QUESTIONS



IF THE BUYER WITHDRAWS AFTER RESERVATION, DOWN PAYMENT AND/OR PAYING HIS MONTHLY INSTALLMENT PAYMENTS, HOW MUCH HE CAN REFUND?

RESERVATION FEE IS NONREFUNDABLE AND DOWN PAYMENT IS FORFEITED REGARDLESS OF THE WITHDRAWAL DATE.





FREQUENTLY ASKED QUESTIONS



IN TERMS OF BUYERS' WITHDRAWAL, WHAT HE/SHE MUST DO?

A BUYER MUST ADVISE HIS DIRECT AGENT AND/OR SUB AGENT THAT HE WANTS TO WITHDRAW AND SEND A LETTER OF WITHDRAWAL TO COMPANY'S EMAIL ADDRESS AT SRRDC.OFFICIAL@GMAIL.COM. REASON FOR WITHDRAWAL MUST BE A JUSTIFIABLE ONE AND SUPPORTED BY ANY VALID DOCUMENT/S.



FREQUENTLY ASKED QUESTIONS



IF THE CLIENT REQUESTS FOR AN EXTENSION OF HIS PAYMENT OBLIGATIONS, WHAT HE MUST DO?

HE MUST FURNISH A LETTER OF REQUEST AND EMAIL IT TO SRROC.OFFICIAL@GMAIL.COM. NOT ALL REQUESTS WILL BE GRANTED UNLESS PROVIDED BY A VALID AND ACCEPTABLE REASON.





FREQUENTLY ASKED QUESTIONS



WHAT ARE THE REQUIREMENTS FOR LOT RESERVATION?

- 1. VALID ID PREFERABLY TIN ID (VALID MEANS NOT AN EXPIRED ID)**
- 2. IF THE VALID ID IS NOT A TIN ID, ANY PRIMARY VALID ID WILL SUFFICE (E.G. SSS, UMID, DRIVER'S LICENSE, PRC)**
- 3. FOR MARRIED COUPLE, AT LEAST 1 TIN NUMBER FOR THE PRINCIPAL OWNER**





FREQUENTLY ASKED QUESTIONS



WHAT ARE THE INFORMATION NEEDED TO PROVIDE BY THE BUYER BEFORE RESERVING A LOT?

- 1. MODE OF PAYMENT, IT IS EITHER IN CASH OR INSTALLMENT**
- 2. AUTHORIZATION LETTER (FOR THE RESERVATION AGREEMENT AND CONTRACT TO BUY ONLY) AND REPRESENTATIVE'S VALID ID**



NEAR BY PLACES



Layo
3.41



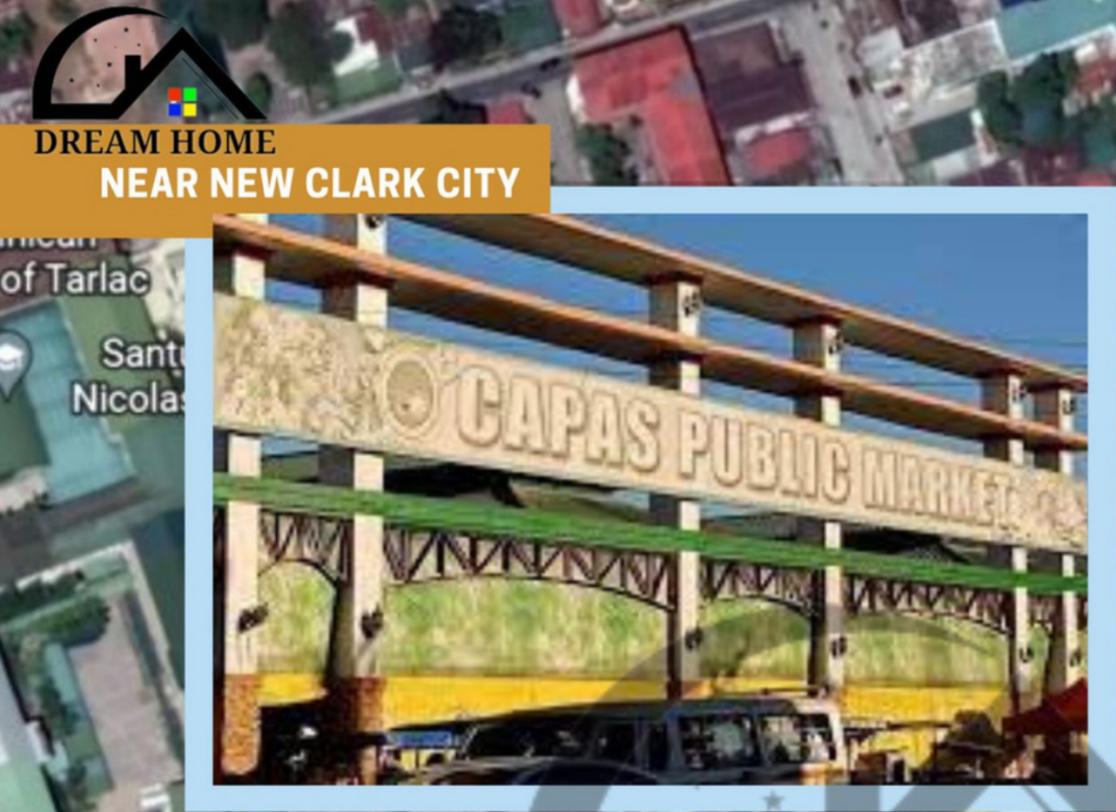
baldor
Scho
Layo
4.3 km



WALTER MART CAPAS, INFRONT OF ROBINSON HOMES GRAND TIERRA

DOMINICAN COLLEGE OF TARLAC

NEAR BY PLACES



Layo ?
3.99 km

Magsimu

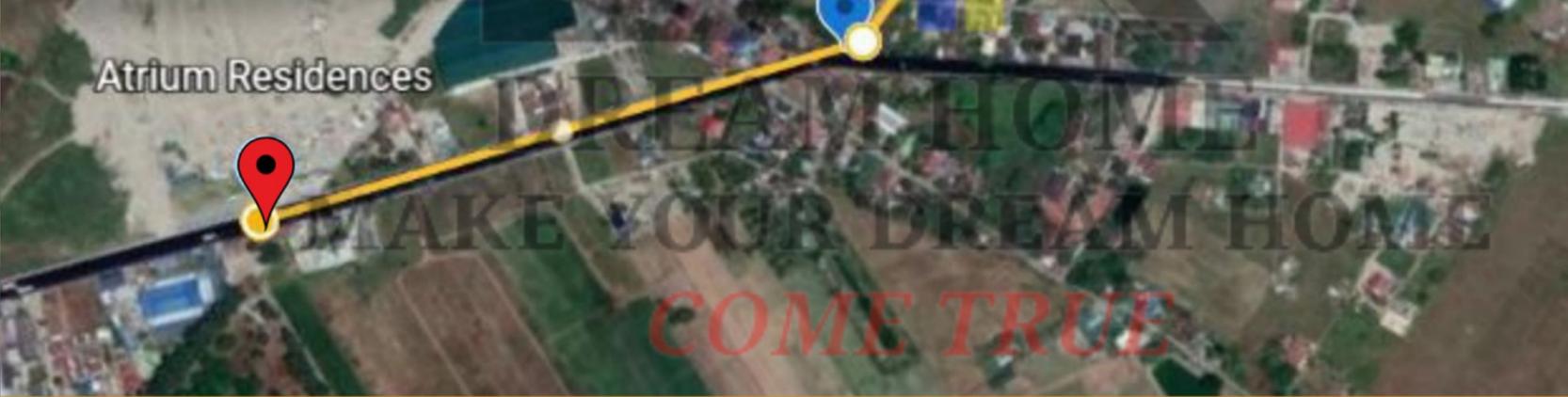
DREAM HOME
NEAR NEW CLARK CITY

ATRIUM
Bray, San Juan, Concepcion, Tarlac

SITE DEVELOPMENT PLAN

Legend:
- Carriway
- Channel
- Drain

Layo ?
1.46 km



3.99 KM AWAY

1.46 KM AWAY TO ATRIUM RESIDENCES

CAPAS PUBLIC MARKET



FOR MORE INFO YOU CAN VISIT MY FB PAGE



*Make Your
Dream Home
Come True*

MESSAGE OUR PAGE OR CALL US AT:

CONTACT INFO

0918-749-4837

JOSHUA PINEDA



Your Dream Home

Edit cover photo



Dream Home

523 likes • 524 followers



Ad Center

Manage

Edit

LEGALITIES AND DOCUMENTS

DREAM HOME

BUSINESS PERMIT
Business Permit and Licensing Office
2729

BUSINESS PERMIT
3978

PERMIT TO ENGAGE IN BUSINESS

FIRE SAFETY INSPECTION CERTIFICATE

GO TRAKTORA TARIAC
"Sa Bawat Hakbang Kasama Mo!"
Tariac Robert 'G' Motors Trading
Complete Agricultural Machineries & Farm Implements

2022 OCTO

SUN	MON	TUE	WED
NEW MOON	FIRST QUARTER	FULL MOON	LAST QUARTER
OCT 29 8:42 PM	OCT 31 8:54 AM	OCT 12 4:54 AM	OCT 18 5:11 PM
2	3	4	5
9	10	11	12
16	17	18	19
23	24	25	26
30	31		

SEPTEMBER 2022

SUN	MON	TUE	WED	THU	FRI	SAT
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

REGULAR HOLIDAYS

NEW YEAR'S DAY
ARAW NG KAGITINGAN
HOLY TRIDUITY
GOOD FRIDAY
LABOR DAY
INDEPENDENCE DAY
NATIONAL HEROES' DAY
BONIFACIO DAY
CHRISTMAS DAY
RIZAL DAY

STYLING PERMIT

RECEIPT/INVOICE
for each service rendered/sale of goods.
STA ROSA REALTY DEVELOPMENT
Business Name
CHUA, ROSALYN CHENG
Registered Name
301-773-518-000 17A
TIN and Branch Code

INTERNAL SECURITY
BUREAU OF INTERNAL SECURITY
PHILIPPINES
2 TO 4 YEARS IMPRISONMENT FOR NON-ISSUANCE OF RECEIPT/INVOICE REPORT VIOLATORS TO ANY OF THE FOLLOWING:
Telephone No. 8981-7033
contact_us@bir.gov.ph
commissioner@bir.gov.ph
ANY BIR OFFICE
This NOTICE must be posted within this establishment in an area conspicuous to

Lead 0.04 mg/L
Nitrate 50.0 mg/L
Fluoride 1.5 mg/L
Sulfate 250.0 mg/L
TDS 600.0 mg/L
<10 mg/L Purified

Ion Selective Turbidimetric 186.0 Passed

Total Dissolved Solids Dried @ 180 °C

Test result is based on sample as received and is valid for 6 months.
** Customers receive given seven (7) days upon receipt of report to question any discrepancies (i.e. customer name & address, sample description, results, etc.)
MDL-Method Detection Limit ppb-parts per billion
The MDL are as follows: [Arsenic - <0.005 ppb]; [Lead - <0.05 ppb]
REFERENCES:
All limits are taken from PNSDW, Department of Health, Manila, Philippines, 2017, Standard Methods for the Examination of Water and Wastes (SMEWW 23rd edition) ALPHA, AWWA, WEF.
The results given in this report were obtained at the time of the test and refer only to the particular sample submitted. This may not be reproduced, published or used for marketing Purposes unless with written authorization from Waterlab Water Testing Laboratory Inc.

Analysis done by:
Isabel Nicole P. Crisostomo, RChT
PRC No. 0002845

Certified correct by:
Elyssa C. R. Lopez, RChT
PRC No. 0013643

Waterlab Seal
On Waterlab Seal

BUSINESS PERMIT
Contact Number
SAMPLE DESCRIPTION
Sample Picked-up by
Date Received
Time Received
Sampling Location
Source of Sample

Jerry Niday
February 23, 2022
02:11 PM
Concepcion, Tarlac
PRODUCT WATER

Analysis	PNSDW Limit (MPN/100mL)	Method	Result (MPN/100ml)	Remarks
Total Coliform	Less than 1.1	Multiple Tube Fermentation Technique	Less than 1.1	Passed
Thermotolerant Coliform E. coli	Less than 1.1	Multiple Tube Fermentation Technique	Less than 1.1	Passed
HPC	Less than 500 CFU/mL	Pour Plate	N/A	N/A

Test result is based on sample as received and is valid for a month (30 days).
** Customers receive given seven (7) days upon receipt of report to question any discrepancies (i.e. customer name & address, sample description, results, etc.)
MPN: Most Probable Number HPC: Heterotrophic Plate Count CFU: Colony Forming Unit
The MPN / 100ml as per positive tube are as follows: [5 tube-MPN/100ml] <1.1 or 0; [1 tube-MPN / 100ml] <2.6; [2 tubes-MPN / 100ml] <4.8; [4 tubes-MPN / 100ml] <8.0; [5 tubes / 100ml] >8.0
REFERENCES:
All limits are taken from PNSDW, Department of Health, Manila, Philippines, 2017, Standard Methods for the Examination of Water and Wastes (SMEWW 23rd edition) ALPHA, AWWA, WEF.
The results given in this report were obtained at the time of the test and refer only to the particular sample submitted. This may not be reproduced, published or used for marketing Purposes unless with written authorization from Waterlab Water Testing Laboratory Inc.

Analysis done by:
Glennie Koreen B. Liarnado, RMT
PRC No. 0084974
VMLA-21-1042

Certified correct by:
Vivian J. Santos, RMT
PRC No. 0027003
VMLA-15-0374

2022

Republic of the Philippines
Province of Tarlac
MUNICIPALITY OF CAPAS

2X2 OWNER'S PHOTO

MAYOR'S PERMIT

STA. ROSA REALTY DEVELOPMENT
BUSINESS NAME

Brgy. Sto. Rosario, Capas, Tarlac
BUSINESS ADDRESS

ROSALYN C. CHUA
OWNER

Brgy. Sto. Rosario, Capas, Tarlac
OWNER'S ADDRESS

REALTY DEVELOPMENT
LINE OF BUSINESS

PERMIT NUMBER 2022-3978

DATE OF EXPIRATION 12-31-22

DATE OF ISSUE 03-09-22

O.R NUMBER 0044504

NEW X RENEW

THIS PERMIT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. That all laws, ordinances, rules and regulations governing the operation of the business shall be duly observed and complied with.
2. That the previous and current taxes fees due the government from the operation of the business are duly paid.
3. That the period of this permit is co-terminus with the period of the license or fee which were paid by the licensee or unless sooner revoked or withdrawn for cause.
4. That this permit is displayed prominently in a conspicuous place inside the establishment permitted to operate.
5. That the permit may be revoked for any violation of the Revenue Code of the Municipality of Capas, for failure to pay the taxes, or for abuse of the permit.
6. That the permit is not valid without the corresponding Official Receipts, Assessment Sheets and Application before attached.
7. That all previous permits should be surrendered upon renewal or retirement of business.
8. That the permit is not valid without the corresponding Official Receipts, Assessment Sheets and Application before attached.

NEVER LEAVE THIS PERMIT IN A CONSPICUOUS LOCATION

Mayor

This establishment MUST issue RECEIPT/INVOICE for each service rendered/sale

STA. ROSA REALTY DEVELOPMENT
Business Name
CHUA, ROSALYN CHENG
Registered Name
301-773-518-000 17A
TIN and Branch Code

2 TO 4 YEARS IMPRISONMENT FOR NON-ISSUANCE OF RECEIPT/INVOICE REPORT VIOLATORS TO ANY OF THE FOLLOWING:
Telephone No. 8981-7033
contact_us@bir.gov.ph
commissioner@bir.gov.ph
ANY BIR OFFICE
This NOTICE must be posted within this establishment in an area conspicuous to

LEGALITIES AND DOCUMENTS



PRICE

PRICE PER SQUARE METER

FRONT LOT

- INSTALLMENT – P 2,400.00 PERSQM
- CASH – P 2,300.00 PERSQM

CORNER LOT

- INSTALLMENT – P 2,300.00 PERSQM
- CASH – P 2,200.00 PERSQM

INNER LOT

- ❖ INSTALLMENT – P 2,200.00 PERSQM
- CASH – P 2,100.00 PERSQM

TITLING FEE

100 SQM	25,000.00
101-200 SQM	30,000.00
201-300 SQM	35,000.00
301-400 SQM	40,000.00
401-500 SQM	45,000.00
501-600 SQM	50,000.00
601-700 SQM	55,000.00
701-800 SQM	60,000.00
801-900 SQM	65,000.00

