

DEED OF UNDERTAKING

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on 1-31-2018 I/We TSUBASA SHIINA Executed a Reservation Agreement in favor of DMCI Project Developers Inc. for the reservation/purchase of 1 UNIT & 1 PARKING KAI GARDEN RESIDENCES situated Dansalan St., Mandaluyong, Metro Manila and more specifically designated as UNIT [REDACTED] PARKING [REDACTED]

WHEREAS, although the Reservation Agreement requires that we deliver to the Corporation postdated checks to cover monthly installment payments and closing fee/s, the Corporation is hereby waiving the same in consideration of this Deed of Undertaking;

NOW, THEREFORE, for and in consideration of the foregoing, I/we, hereby, by these presents, commit/s and/or undertake/s to pay the monthly installment/s and closing fee/s as it/they fall due through enrollment in Auto Debit Agreement (ADA) to be received every 30th of the month, without further demand. Should I/we fail to honor this commitment and/or undertaking, I/we recognize the right of the Corporation to immediately take possession of the Unit/Parking and forfeit all payments made without need of any court action.

I/we corresponding undertake to immediately vacate the Unit/Parking, without need of judicial recourse on the part of DMCI Project Developers Inc. should I/we fail to pay the monthly amortization of the purchase price. Furthermore, in the event that I/we refuse to vacate the Unit/Parking, DMCI Project Developers Inc. Shall and is hereby authorized to secure the Unit/Parking and have it locked. Furthermore, DMCI Project Developers Inc. May direct the condominium Corporation to deny utility and other services to enforce its right under this Undertaking.

For this purpose, I/we hereby automatically constitute the DMCI Project Developers Inc. as attorney-in-fact to possess the Unit/Parking and it shall have all the powers and authority to enforce the rights granted in this Unit/Parking and/or lock-out without judicial proceedings.

I/we further recognize the right of the Corporation to disregard this Deed of Undertaking at any time provided that I/we am/are properly notified thereof.

IN WITNESS WHEREOF, the undersigned, for the Corporation, hereby sets hand this ___ day of ___, 2018 at _____.

TSUBASA SHIINA [Signature] Buyer
[Redacted] Buyer

Signed in the presence of:

TAKASHI KIRIHARA Witness
MELISSA LAGARDE Witness

ACKNOWLEDGEMENT

Republic of the Philippines)
Makati City) S.S.

BEFORE ME a notary public for and in the above jurisdiction this ___ day of ___ 2017 at ___ personally appeared:

Name CTC No./Passport Date/Placed Issued
1. TSUBASA SHIINA PASSPORT NO. [REDACTED]

Known to me to be the same person who executed the forgoing Deed of Undertaking and acknowledgement to me that the same is his voluntary act and deed and of the corporation represented.

IN WITNESS WHEREOF, I hereby set my hand and seal this ___ day of ___, 2018 at _____.

NOTARY PUBLIC

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