



Republic of the Philippines
Bangsamoro Autonomous Region in Muslim Mindanao
MINISTRY OF HUMAN SETTLEMENTS AND DEVELOPMENT
'The Housing Arm of the BARMM'
Homes Developing Communities



License to Sell

No. MHSD-BARMM LS No. **2025-03-001**

BE IT KNOWN THAT this License to Sell is hereby issued for the sale of lots of **KC HOMES SUBDIVISION** located in **Brgy. Tamontaka, Datu Odin Sinsuat, Maguindanao del Norte** pursuant to **BP 220- Economic Housing** as well as the rules and regulations issued pursuant thereto.

AND THAT its owner/developer **Kaise T. Usman / Landlan Realty and Development Corp.** shall be obliged to do and perform the following:

1. Complete the project in accordance with the approved development plan therefore not later than **Dec 2028** 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 Registry 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. Within sixty (60) days after the end of each semester, submit the semi-annual reports on any changes in corporate officers and their addresses and on operations showing the sales status (indicating therein lot/block number, TCT Number, date of purchase, name of mortgagee, and mode of acquisition), and extent/development status;
9. Sell only at the maximum selling price of **P2,500,000.00**
10. Provide the buyer of house and lot, lot only, or condominium units the option to avail of home financing scheme of his/her choice;
11. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
12. Initiate the organization of organization of home unit's owners;
13. Refrain from levying fee for an alleged community benefit upon the buyers; and
14. Comply with other provisions of the pertinent laws, rules and regulations.

Any misrepresentation or material falsehood made in connection with the issuance of the Certificate of Registration of the project, the License to Sell and the submission of documents in support thereof, and failure to comply with any of the conditions set forth herein shall be a valid cause for the suspension and/or revocation of this License.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Ministry to be in Cotabato City this **5th** day of **March, 2025**

OR #: **0473778**

Date Issued : **March 4, 2025**

Amount Paid : **P 7,980.00**

Prev Payment: **P2,120,000.00**
Total Payment: **P2,127,980.00**

APPROVED BY:

ATTY. HAMID AMINODDIN D. BARRA
Minister

Note:

The MHSD Issued License to Sell No. **MHSD-BARMM LS No. 25-03-001** that covers the Block, Lot number and area tabulated below:

Block Number	No. of Lots per Block	Sq.m per block	Type of Housing
1	Lot 1-15: Rowhouse Lot 17-45: Duplex	2,371	Socialized Economic
2	30	1,515	Rowhouse (Socialized)
3	24	1,486	Duplex (Economic)
4	24	1,448	Duplex (Economic)
5	24	1,405	Duplex (Economic)
6	12	784	Duplex (Economic)
7	24	1,450	Deluxe Duplex (Economic)
8	24	1,583	Deluxe Duplex (Economic)
Total	205	12,042 sq m	

Certified Correct:



ABDUL HAMID C. ALAWI, Jr.

Chief, Policy Development, Coordination and Regulation Division



ATTY. HAMID AMINODDIN D. BARRA
Minister



Certificate of Registration

MHSD-BARMM CR No. 2025-03-001

BE IT KNOWN:

THAT_ KC HOMES SUBDIVISION covered by (TCT No. T-34696 and T-34697) located at Brgy. Tamontaka, Datu Odin Sinsuat, Maguindanao del Norte with an area of 18,596 sq.m. is hereby **REGISTERED** pursuant to **BP 220 - Economic** as well as the rules and regulation issued pursuant thereto.

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

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

AND THAT the project owner/developer **KAISE TAN USMAN / LANDLAN REALTY AND DEVELOPMENT CORP.** take(s) on the solidary responsibilities of complying with all 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 this Ministry to be affixed at Cotabato City this 5th day of March, 2025.

APPROVED BY:


ATTY. HAMID AMINODDIN D. BARRA
Minister

O.R. No. : 0473778
Date of O.R. : March 4, 2025
Amount Paid : 7,980.00