

## NOTICE TO AWARD



Ref No.: 2023-04-17

April 17, 2023

**MICHAEL MABUTOL**  
*President/ Managing Director*  
**PINNACLE REAL ESTATE CONSULTING SERVICES, INC.**  
*Unit 107 First Midland Building,*  
*Gamboa Street, Legaspi Village*  
*Makati City, Philippines 1229*  
*Telephone No.: (+632) 8859-1022*

Dear Mr. Mabutol,

We are pleased to inform you that your bid proposal dated April 4, 2023 for the procurement project of **One Year Engagement of Caretaking Service for UCPB Savings REL ROPA Properties** for one year under Reference no. **RFQ-ARMD-SW-003-17-02-2023**, with a Contract Price equivalent to **Two Thousand Five Hundred Pesos Only (Php2,500.00) per property per month or not to exceed the ABC of Nine Hundred Ninety Thousand Pesos Only(Php990,000.00) for one year**, including all applicable taxes and other lawful charges, as submitted in accordance with the bid request and Term of Reference, is hereby accepted.

Pursuant to Section 37 of the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184, you are hereby required to submit the duly signed and notarized performance securing declaration form within ten (10) calendar days upon receipt of this Notice.

A notice to proceed (NTP) shall be issued to you after the review of contract by the Office of the Government Corporate Counsel (OGCC) through our Legal Services Division and duly signed by both parties.

Very truly yours,

**Dronnel A. Espina**  
Assistant Vice-President and BAC Secretariat

Received by:

Signature : 

Printed name : Michael R. Mabutol

Date received : 4.28.2023

*\*Kindly send to us receiving copy*

/dae

## Performance Securing Declaration (Revised)

[if used as an alternative performance security but it is not required to be submitted with the Bid, as it shall be submitted within ten (10) days after receiving the Notice of Award]

REPUBLIC OF THE PHILIPPINES)  
CITY OF QUEZON CITY S.S.

### PERFORMANCE SECURING DECLARATION

Invitation to Bid: [Insert Reference Number indicated in the Bidding Documents]

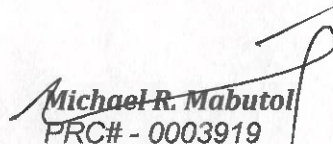
To: [Insert name and address of the Procuring Entity]

I/We, the undersigned, declare that:

1. I/We understand that, according to your conditions, to guarantee the faithful performance by the supplier/distributor/manufacturer/contractor/consultant of its obligations under the Contract, I/we shall submit a Performance Securing Declaration within a maximum period of ten (10) calendar days from the receipt of the Notice of Award prior to the signing of the Contract.
2. I/We accept that: I/we will be automatically disqualified from bidding for any procurement contract with any procuring entity for a period of one (1) year for the first offense, or two (2) years **for the second offense**, upon receipt of your Blacklisting Order if I/We have violated my/our obligations under the Contract;
3. I/We understand that this Performance Securing Declaration shall cease to be valid upon:
  - a. issuance by the Procuring Entity of the Certificate of Final Acceptance, subject to the following conditions:
    - i. Procuring Entity has no claims filed against the contract awardee;
    - ii. It has no claims for labor and materials filed against the contractor; and
    - iii. Other terms of the contract; or
  - b. Replacement by the winning bidder of the submitted PSD with a performance security in any of the prescribed forms under Section 39.2 of the 2016 revised IRR of RA No. 9184 as required by the end-user.

02 MAY 2023


IN WITNESS WHEREOF, I/We have hereunto set my/our hand/s this \_\_\_\_ day of [month] [year] at [place of execution]

  
Michael R. Mabutol  
PRC# - 0003919  
Affiant

### [Jurat]

[Format shall be based on the latest Rules on Notarial Practice]

DOC. NO. 753  
PAGE NO. 72  
BOOK NO. XXX  
SERIES OF 20 23

  
ATTY. ROGELIO J. BOLIVAR  
NOTARY PUBLIC IN QUEZON CITY  
Commission No. Adm. Matter No. NP 158 (2023-2024)  
IBP O.R. No. 180815 2023 & IBP O.R. No. 180816 2024  
PTR O.R. No. 3916669 D 01/03/2023 / Roll No. 33632 / TIN # 129-871-009-900  
MCLE No. 7&8 FROM APRIL 15, 2023 UNTIL APRIL 14, 2025  
Address: 31-F Harvard St. Cubao, Q.C.

02 MAY 2023

## Omnibus Sworn Statement (Revised)

[shall be submitted with the Bid]

REPUBLIC OF THE PHILIPPINES )  
CITY/MUNICIPALITY OF QUEZON CITY ) S.S.

### AFFIDAVIT

I, **Michael R. Mabutol**, of legal age, Married, Filipino, and residing at **1B Apollo Drive, Maries Village, Tandang Sora Quezon City**, after having been duly sworn in accordance with law, do hereby depose and state that:

1. I am the duly authorized and designated representative of **Pinnacle Real Estate Consulting Services Inc.** with office address at **Unit 107 First Midland Building, Gamboa St., Legazpi Village, Makati City**;
2. I am granted full power and authority to do, execute and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing contract for [Name of the Project] of the [Name of the Procuring Entity], as shown in the attached [state title of attached document showing proof of authorization (e.g., duly notarized Secretary's Certificate, Board/Partnership Resolution, or Special Power of Attorney, whichever is applicable;)];
3. **Pinnacle Real Estate Consulting Services Inc.**, is not "blacklisted" or barred from bidding by the Government of the Philippines or any of its agencies, offices, corporations, or Local Government Units, foreign government/foreign or international financing institution whose blacklisting rules have been recognized by the Government Procurement Policy Board, by itself or by relation, membership, association, affiliation, or controlling interest with another blacklisted person or entity as defined and provided for in the Uniform Guidelines on Blacklisting;
4. Each of the documents submitted in satisfaction of the bidding requirements is an authentic copy of the original, complete, and all statements and information provided therein are true and correct;
5. **Pinnacle Real Estate Consulting Services Inc.**, is authorizing the Head of the Procuring Entity or its duly authorized representative(s) to verify all the documents submitted;
6. None of the officers and members of **Pinnacle Real Estate Consulting Services Inc.** is related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;  
  
None of the officers, directors, and controlling stockholders of **Pinnacle Real Estate Consulting Services Inc.**, is related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;
7. **Pinnacle Real Estate Consulting Services Inc.**, complies with existing labor laws and standards; and
8. **Pinnacle Real Estate Consulting Services Inc.**, is aware of and has undertaken the responsibilities as a Bidder in compliance with the Philippine Bidding Documents, which includes:
  - a. Carefully examining all of the Bidding Documents;
  - b. Acknowledging all conditions, local or otherwise, affecting the implementation of the Contract;
  - c. Making an estimate of the facilities available and needed for the contract to be bid, if any; and



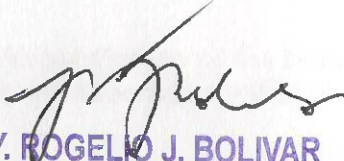
- d. Inquiring or securing Supplemental/Bid Bulletin(s) issued for the [Name of the Project].
9. **Pinnacle Real Estate Consulting Services Inc.**, did not give or pay directly or indirectly, any commission, amount, fee, or any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to any procurement project or activity.
10. In case advance payment was made or given, failure to perform or deliver any of the obligations and undertakings in the contract shall be sufficient grounds to constitute criminal liability for Swindling (Estafa) or the commission of fraud with unfaithfulness or abuse of confidence through misappropriating or converting any payment received by a person or entity under an obligation involving the duty to deliver certain goods or services, to the prejudice of the public and the government of the Philippines pursuant to Article 315 of Act No. 3815 s. 1930, as amended, or the Revised Penal Code.

02 MAY 2023  
IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_ day of \_\_\_, 20\_\_\_ at  
QUEZON CITY, Philippines.

  
**Michael R. Mabutil**  
PRC# - 0003919  
Affiant

**[Jurat]**  
[Format shall be based on the latest Rules on Notarial Practice]

DOC. NO. 792  
PAGE NO. 72  
BOOK NO. XXX  
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**ATTY. ROGELIO J. BOLIVAR**  
NOTARY PUBLIC IN QUEZON CITY  
Commission No. Adm. Matter No. NP 158 (2023-2024)  
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02 MAY 2023

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG PANANALAPI  
KAWANIHAN NG RENTAS INTERNAS  
REVENUE REGION NO. 008  
REVENUE DISTRICT NO. 047

BIR  
Form No. 2303  
Revised July 1997

9RC0000322902  
OCN

CERTIFICATE OF REGISTRATION

TIN 236-428-100-000	NAME PINNACLE REAL ESTATE CONSULTING SVCS INC (FMR:CAPIT	REGISTRATION DATE 02/23/2005
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REGISTERED ADDRESS

U-E-1 GARDEN LEVEL CORINTHIAN PLAZA 121 PASEO DE ROXAS  
LEGASPI VILLAGE  
MAKATI CITY 1226

REGISTERED ACTIVITY(IES)

TAX TYPE

INCOME TAX

VALUE - ADDED TAX

WITHHOLDING TAX - EXPANDED/OTH

WITHHOLDING TAX - FRINGE BENEF

REGISTRATION FEE

WITHHOLDING TAX - COMPENSATION

WITHHOLDING TAX - FINAL

WITHHOLDING TAX - VAT AND OTHE

TRADE NAME

PINNACLE REAL ESTATE CONSULTING  
G SERVICES INC.

LINE OF BUSINESS / INDUSTRY

7011 BUYING, SELLING, RENTING,  
LEASING, OPERATION OF  
DWELLINGS  
7414 BUSINESS AND MANAGEMENT  
CONSULTANCY ACTIVITIES

REMINDERS:

- Annual Registration Fee renewal due on or before Jan. 31 using BIR Form 0605
- Filing of required Tax Returns to conform w/ the above registered tax types on due dates with or without operations to avoid penalties and accumulation of Open Cases
- IMMEDIATELY inform this District Office in case of Transfer, Cessation of business and other concerns by filing BIR form 1905 to prevent generation of Open Cases.
- WITHIN 30 DAYS from Registration Date, the following must be accomplished:
  1. AUTHORITY TO PRINT receipts and invoices (BIR Form 1906);
  2. Registration of Books of Account (BIR Form 1905)
- Certificate of Registration & Ask for Receipt Notice must be displayed in the place of business.

I HEREBY CERTIFY THAT THE ABOVE NAMED PERSON IS REGISTERED AS  
INDICATED ABOVE, UNDER THE PROVISIONS OF THE NATIONAL INTERNAL  
REVENUE CODE, AS AMENDED.



GERRY O. DUMAYAS

ISABELITA R. SAN JUAN

REVENUE DISTRICT OFFICER (signature over photo) Services Section

THIS CERTIFICATE MUST BE EXHIBITED CONSPICUOUSLY IN THE PLACE OF BUSINESS

EN

25 Tax Debit Memo	25A	25B	25C	25D
26A	26B	26C	26D	26E





REPUBLIC OF THE PHILIPPINES

## CITY OF MAKATI

BUSINESS PERMITS OFFICE AND LICENSING OFFICE

PERMIT NO. 05283  
05283PAHINTULOT SA PANGANGALAKAL  
(BUSINESS PERMIT)MATALASTAS NG LAHAT:  
(KNOW ALL MEN BY THESE PRESENTS)NA SI / ANG:  
(THAT)**PINNACLE REAL ESTATE CONSULTING SERVICES INC.**  
na matatagpuan at may pahatirang sulat sa  
(with postal address at)**U-107 FIRST MIDLAND OFFICES CONDO., 109 GAMBOA ST., SAN LORENZO**na itinatag nang may buong karapatan at umiiral sa ilalim ng mga batas ng  
(duly recognized and existing under the laws of the)Republika ng Pilipinas, ay pinagkalooban ng pahintulot na mangelakal bilang  
(Republic of the Philippines, is hereby granted the permit to operate as)

SEO

ngayong ika- 24 ng March 2023  
(on this) (day of)Ang pahintulot na ito ay matatapos sa ika- 31 of December 2023  
(this permit expires on)Malibang ito'y maagang bawiin at pawalang bisa.  
(unless sooner revoked)ATTY. MARIERT Q. PAGENTE  
HEAD, BUSINESS PERMITS AND LICENSING OFFICEHON. MAR-LEN ABIGAIL S. BINAY  
PUNONG PANGLUNSOD  
(CITY MAYOR)TAX YEAR: 2023 QUARTER: 1  
O.R. NO: 4634799BU O.R. DATE: 03/24/2023  
O.R. AMOUNT: 294,684.21

MAYOR'S PERMIT FEE	4,000.00
BUSINESS TAX	161,810.23
SANITARY PERMIT FEE	600.00
GARBAGE FEE	2,700.00
SIGNBOARD FEE	200.00
ENGINEERING FEE	0.00
INDIVIDUAL MP FEE	5,200.00
INDIVIDUAL HC FEE	5,200.00
MEAT INSPECTION FEE	0.00
FSI FEE	1,530.00
BARANGAY CLEARANCE FEE	2,000.00
OTHER FEES / PENALTY / INTEREST	111,443.98

TOTAL 294,684.21

## IMPORTANT

Failure to renew this Business Permit within the prescribed period shall subject the taxpayer to a twenty-five percent (25%) surcharge and two percent (2%) penalty per month. Upon closure of business, surrender this permit to City Treasurer's Office on or before the twentieth (20th) day of the month following the quarter to avoid penalty.

ITO AY DAPAT IPASKIL SA HAYAG NA POOK NG KALAKALAN AT DAPAT IPAKITA  
SA SANDALING HINGIN NG MGA KINAUKULANG MAYKAPANGYARIHAN.

THIS MUST BE POSTED ON CONSPICUOUS PLACE AND BE PRESENTED UPON DEMAND BY PROPER AUTHORITIES.