



Republic of the Philippines
Province of Cavite
City of Bacoor



4th SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization & Urban Development and Committee on Rules and Priviledges, Laws and Ordinances		POCR-200-2022- REQUEST FOR CITY RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO ENTER INTO AND SIGN THE DEED OF DONATION AND ACCEPTANCE OF A PORTION OF A PARCEL OF LAND DONATED BY THE PSS REALTY & DEV'T CORP. IN FAVOR OF THE CITY GOVERNMENT OF BACOOOR.	HLUUD-POCR-200-2022	
V E N U E	Sangguniang Panlungsod Session Hall		D A T E / T I M E	July 21, 2022/ 10:00 AM

COMMITTEE REPORT No. HLUUD – POCR -200-2022
Series of 2022

The committee hearing was held last July 21, 2022, 10:00am at the Sangguniang Panlungsod Session Hall, 2nd floor Sangguniang Panlungsod Office, Bacoor Government Center, Brgy. Bayanan, City of Bacoor, Cavite led by the committee chairman Councilor Alde Joselito Pagulayan. In attendance were Councilor Adrielito Gawaran (Committee Vice-Chairman), Councilor Victorio Guerrero Jr., Councilor Simplicio Dominguez (Committee Members), Councilor Alejandro Gutierrez, Councilor Levy Tela and Councilor Reynaldo Palabrica.

Atty. Rey Marco Mendoza presents his self to the committee as the resource person. He then asked by the committee for any remarks, comments or suggestion on the above-mentioned subject matter.

With no remarks and comments coming from the resource person, the committee unanimously suggest to approved the above-mentioned subject matter.



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RECOMMENDATION:

In view of the foregoing, the Committee respectfully recommends that the above-mentioned subject matter be **APPROVED**.

WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 25th day of July 2022 at the City of Bacoor, Cavite.

COUN. ALDE JOSELITO F. PAGULAYAN

Chairman

(Committee on Housing, Land Utilization and Urban Development)

COUN. ADRIELITO GAWARAN

Vice – Chairman

*Committee on Housing, Land Utilization
And Urban Development*

Member

*Committee on Rules and Privileges, Laws
And Ordinances*

COUN. VICTORIO GUERRERO JR.

Member

*Committee on Housing, Land Utilization and
Urban Development*

COUN. SIMPLICIO DOMINGUEZ

Member

Committee on Housing, Land Utilization and Urban Development



Republic of the Philippines
Province of Cavite
City of Bacoor

4th SANGGUNIANG PANLUNGSOD



COUN. REYNALDO PALABRICA

Chairman

Committee on Rules and Privileges, Laws and Ordinances



COUN. LEVY TELA

Vice - Chairman

*Committee on Rules and Privileges, Laws
And Ordinances*



COUN. ALEJANDRO GUTIERREZ

Member

*Committee on Rules and Privileges, Laws and
Ordinances*



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VENUE			TIME / DATE	July 21, 2022/ 10:00 AM

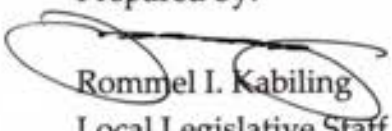
**MINUTES OF HEARING
Series of 2022**

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With no remarks and comments coming from the resource person, the committee unanimously suggest to approved the above-mentioned subject matter.

Prepared by:



Rommel I. Kabling
Local Legislative Staff Assistant – I



Republic of the Philippines
Province of Cavite
City of Bacoor

7/19

4th SANGGUNIANG PANLUNGSOD

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization & Urban Development and Committee on Rules and Priviledges, Laws and Ordinances		POCR-200-2022- REQUEST FOR CITY RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO ENTER INTO AND SIGN THE DEED OF DONATION AND ACCEPTANCE OF A PORTION OF A PARCEL OF LAND DONATED BY THE PSS REALTY & DEVT CORP. IN FAVOR OF THE CITY GOVERNMENT OF BACOOOR.	HLUUD-POCR-200-2022	
VENUE	Sangguniang Panlungsod Session Hall		DAT/TIME	July 21, 2022/ 10:00 AM

NOTICE OF HEARING RECEIVING COPY

NAME	RECEIVED BY	DATE	SIGNATURE
Coun. Adrielito Gawaran	Mj Gawaran	7/18/22	
Coun. Victorio Guerrero Jr.	JUAN LEGASPI	7/18/2022	
Coun. Simplicio Dominguez	A. HERNANDEZ	7/18/2022	
Coun. Reynaldo Palabrica	C. BALMEVED	7/18/2022	
Coun. Levy Tela	ELENA SOMBRALO	7/18-2022	
Coun. Alejandro Gutierrez	CHRYS GONZALEZ	7/18-2022	
City Legal Office	Levy Equipinto	7/18-22	



Republic of the Philippines
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4th SANGGUNIANG PANLUNGSOD

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Committee on Housing, Land Utilization & Urban Development and Committee on Rules and Priviledges, Laws and Ordinances		POCR-200-2022- REQUEST FOR CITY RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO ENTER INTO AND SIGN THE DEED OF DONATION AND ACCEPTANCE OF A PORTION OF A PARCEL OF LAND DONATED BY THE PSS REALTY & DEVT CORP. IN FAVOR OF THE CITY GOVERNMENT OF BACOOOR.	HLUUD-POCR-200-2022	
VENUE	Sangguniang Panlungsod Session Hall		DAT/TIME	July 21, 2022/ 10:00 AM

ATTENDANCE

Name	Association	Position/ Designation	Mobile No. or E-mail address	Signature
Coun. Alde Pagulayan	SP	Sangguniang Panlungsod Member		
Coun. Adrielito Gawaran	SP	Sangguniang Panlungsod Member		
Coun. Victorio Guerrero Jr.	SP	Sangguniang Panlungsod Member		
Coun. Simplicio Dominguez	SP	Sangguniang Panlungsod Member		
Coun. Reynaldo Palabrica	SP	Sangguniang Panlungsod Member		
Coun. Levy Tela	SP	Sangguniang Panlungsod Member		
Coun. Alejandro Gutierrez	SP	Sangguniang Panlungsod Member		
Atty. Rey Marso B. Mendez	OCLS	Attorney IV	bacoor.citylegaloffice@gmail.com	

1 | Pocr-200-2022- Request For City Resolution Authorizing The City Mayor, Hon. Strike B. Revilla To Enter Into And Sign The Deed Of Donation And Acceptance Of A Portion Of A Parcel Of Land Donated By The Pss Realty & Dev't Corp. In Favor Of The City Government Of Bacoor.

4 | Enter Into And Sign The Deed Of Donation And Acceptance Of A Portion Of A Parcel Of Land Donated By The Pss Realty & Dev't Corp. In Favor Of The City Government Of Bacoor.

G.9 For Committee Hearing: Request from the City Legal Office: POCR-200-2022-REQUEST FOR CITY RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO ENTER INTO AND SIGN THE DEED OF DONATION AND ACCEPTANCE OF A PORTION OF A PARCEL OF LAND DONATED BY THE PSS REALTY & DEV'T CORP. IN FAVOR OF THE CITY GOVERNMENT OF BACCOOR.



CITY OF BACCOOR

OFFICE OF THE CITY LEGAL SERVICE

INDORSEMENT LETTER NO. 45, Series of 2022

To : Hon. Catherine Sarino-Evaristo, VICE MAYOR/SP Presiding Officer

Thru : Atty. Khalid A. Atega, Jr., SP Secretary

Subject : Request for City Resolution authorizing the City Mayor to enter into and sign the Deed of Donation and Acceptance of a portion of a parcel of land donated by the PSS Realty & Dev't Corp. in favor of the City Government of Bacoor.

Date : 13 May 2022

Respectfully endorsing to you the attached proposed Deed of Donation and Acceptance by the PSS Realty and Development Corporation in favor of the City Government of Bacoor, for the donation of portion of a parcel consisting of 30 square meters located in Panapaan, Bacoor City, for your approval and appropriate action and for issuance of authority of the City Mayor Lani Mercado-Revilla to sign the said DODA.

The land being donated will be utilized by this LGU as a perpetual road right of way of the Barangay Hall in Panapaan II. In February 2020, this City Government purchased from the PSS Realty the 251 sq.m., intended for the Barangay Hall of Panapaan II.

Thank you for your usual support and Godspeed!

By Authority of the City Mayor:


ATTY. MARIA BERNADETTE R. CARRASCO
City Legal Officer



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DEED OF DONATION AND ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Donation is made and executed this ____ day of ____ 2022, in _____ by and between:

The **PSS REALTY AND DEVELOPMENT CORPORATION**, a private corporation duly organized and registered under Philippine laws with Company Registration No. 56385, and with business address at 1203 Vito Cruz Ext. Cor. Pasong Tamo Makati, represented herein by its President, **Gerardo T. Siapuatco**, hereinafter referred to as "PSS"

-and-

The **CITY GOVERNMENT OF BACOR**, a component city created by virtue of Republic Act No. 10160, with office address at the Bacoor Government Center, Bacoor Boulevard, Brgy. Bayanan, City of Bacoor, Cavite, represented herein by its City Mayor, **Hon. Lani Mercado Revilla**, authorized by the Sangguniang Panlungsod of the City of Bacoor under City Resolution No. _____ and hereinafter referred as "City".

WITNESSETH THAT:

1. The PSS is the owner of a parcel of land, covered under Transfer Certificate Title No. 057-T-200558 more particularly described as follows:

A parcel of land (Plan PSU-204386, L.R. CASE NO. N-521 L.R.C. RECORD NO. N-29544), SITUATED IN THE BARRIO OF PANAPAAN, MUN. OF BACOR, PROVINCE OF CAVITE BOUNDED ON THE E., BY PROPERTY OF DOMINADOR SAN JOSE, ON THE S., BY PROPERTY OF ESTANISLAO DIMAT; ON THE W., BY A BARRIO ROAD; AND ON THE NW., BY PROPERTY OF MARCIAL & EMILINA TORNIJOS, BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S.20 DEG. 59'E., 470.22 M/ FROM B.L.L.M. 21, MP. OF BACOR: T H E N C E N 79 DEG 40'E., 22.08 M, TO PT. 2: S. 3 DEG. 20'E., 21.76 M. TO PT3; S. 82 DEG 37'W., 20.37 M. TO PT. 4 : N 7 DEG. 49'W., 20.57 M TO PT OF BEGINNING; CONTAINING AN AREA OF FOUR HUNDRED FORTY-EIGHT (448) SQUARE METERS MORE OR LESS ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BEARING TRU; DATE OF SURVEY, NOV. 30, 1963.

2. The same property is also contained under Tax Declaration No. 19-238-0028-00349 duly issued and approved by the Office of the City Assessor of the City of Bacoor;
3. That the PSS for and in consideration of their generosity presents, transfers, and conveys, by way of donation unto the City, a portion meters of the parcel of the above-described real property, consisting of Thirty (30) square, with all the buildings and improvements thereon, free from all liens and encumbrances;

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4. That the City does hereby accept this donation of the above-described property and does hereby express its appreciation and gratitude for the kindness and liberality of PSS.

IN WITNESS WHEREOF, PSS and the CITY have signed this Deed of Donation and Acceptance on _____ at Bacoor City, Cavite, Philippines.

GERARDO T. SIAPUATCO
President
PSS REALTY & DEVELOPMENT
CORPORATION

LANI MERCADO REVILLA
City Mayor
CITY GOVERNMENT OF BACOR

WITNESSES

Republic of the Philippines)
Province of Cavite)
Bacoor City) S.S.

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the City of Bacoor on this ___ day of _____, 2022 at _____ personally appeared GERARDO T. SIAPUATCO and Hon. LANI MERCADO REVILLA with their respective competent proof of identification as follows:

Valid ID Date & Place of Issue

GERARDO T. SIAPUATCO _____

LANI MERCADO REVILLA _____

known to me to be the same persons who executed the foregoing instrument consisting of 3 pages including this page, and they acknowledged to me that the same is their free act and voluntary deed.

WITNESS MY HAND AND NOTARIAL SEAL.

Doc. No. _____
Page No. _____
Book No. _____
Series of 2022.

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2016038602066

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

NEW OWNERS DUPLICATE - NEW OWNERS DUPLICATE - NEW OWNERS DUPLICATE - NEW OWNERS DUPLICATE - NEW OWNERS DUPLICATE

No. 057-T-200558

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF PANAPAN, MUN. OF SACOR, PROV. OF CAVITE, bounded and described as follows:

A PARCEL OF LAND (PLAN FSU-204386, L.R. CASE NO. N-321 L.R.C. RECORD NO. N-29344), SITUATED IN THE BARRIO OF PANAPAN, MUN. OF SACOR, PROV. OF CAVITE BOUNDED ON THE E., BY PROPERTY OF DOMINADOR SAN JOST, ON THE S., BY PROPERTY OF ESTANISALO DINAT; ON THE W., BY A BARRIO (continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: PSS REALTY AND DEVELOPMENT CORPORATION
Address: RM. 204 MADRIGAL BLDG., ESCOLTA, MANILA

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:	Record No. 18843
Orig. Reg. Date: 01 27 1968	Decree No. 101200
Original RD : PROVINCE OF CAVITE	OCT No. : OCT-1002
Volume No. : A-8	Page No. : 232

Original Owner:
This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-12301-493 by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 5th day of DECEMBER 1965 at 10:30am.

(SGD.) ALEJANDRO R. VILLANUEVA
ACTG. REGISTER OF DEEDS



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201601002067

TCT No.: 057-T-200558
Page No.: 2

TECHNICAL DESCRIPTION (continued from page 1)

ROAD, AND ON THE SW., BY PROPERTY OF MARCIAL & KRILINA TORMIGOS,
BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 20 DEG. 59'E., 470.22
M. FROM S.L.L.M. 21, MP. OF BACOOR; T W E N C E W, 79 DEG. 40'E., 22.08
M. TO PT. 2; S. 3 DEG. 20'E., 21.76 M. TO PT. 3; S. 82 DEG. 37'W.,
20.37 M. TO PT. 4; N. 7 DEG. 49'W., 20.57 M. TO PT. OF BEGINNING;
CONTAINING AN AREA OF FOUR HUNDRED AND FORTY EIGHT (448) SQUARE METERS,
MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND MARKED
ON THE GROUND BEARINGS TRUE; DATE OF SURVEY, NOV. 30, 1963.

Marites C. Yamayo
MARITES C. YAMAYO
DEPUTY REGISTER OF DEEDS



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2016010002064

TCT No.: 057-T-200038

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

(A) THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED SPO. ANACLETO SANCHEZ & REGINDA GERVACTO, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YRS. AS PROVIDED BY LAW (B) THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED VICENTE SIAPUNCO, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YRS. AS PROVIDED BY LAW : MARCH 21, 1974

Entry No.: 2017037425 Date: July 10, 2017 02:07:00PM

AFFIDAVIT OF LOSS : EXECUTED BY GERARDO T. SIAPUNCO - THAT THE OWNER'S DUPLICATE COPY OF THIS CERTIFICATE OF TITLE WAS LOST AND/OR MISPLACED AND DESPITE DUE DILIGENCE THE SAME COULD NO LONGER BE LOCATED, AS PER AFFIDAVIT OF LOSS, SUBSCRIBED & SWORN TO BEFORE THE NOTARY PUBLIC FOR PASIG CITY, ATTY. AMADOR C. CASTRO, UNDER (DOC. NO.580; PAGE NO.876; BOOK NO. XXVII; SERIES OF 2017), COPY ON FILE IN THIS REGISTRY.
DATE OF INSTRUMENT - 06/29/2017

(SUD.) Marites Correa Tamayo
Deputy Register of Deeds

Marites Correa Tamayo
Deputy Register of Deeds

Entry No.: 2019007604 Date: February 03, 2019 11:42:59AM

ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF TITLE : A NEW OWNER'S DUPLICATE HAS BEEN ISSUED IN LIEU OF THE FIRST DUPLICATE WHICH WAS LOST AND HEREBY DECLARED NULL AND VOID AND WITHOUT FURTHER LEGAL FORCE AND EFFECT PURSUANT TO DECISION OF HON. EDUARDO ISRAEL TANGUNCO, EXECUTIVE JUDGE, OF THE REGIONAL TRIAL COURT, BRANCH 89, CITY OF BACOR, COPY ON FILE IN THIS REGISTRY.
DATE OF INSTRUMENT- JANUARY 10, 2019

CERTIFICATE OF FINALITY

THAT THE ORDER DATED JANUARY 10, 2019 IN THE ABOVE ENTITLED CASE HAS BECOME FINAL AND EXECUTORY AS PER CERTIFICATION ISSUED BY CLARKINA B. AREVALO, CLERK OF COURT V, REGIONAL TRIAL COURT BRANCH 89, CITY OF BACOR, COPY ON FILE IN THIS REGISTRY.
DATE OF INSTRUMENT- JANUARY 30, 2019

Marites Correa Tamayo
Deputy Register of Deeds

Handwritten signature/initials



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TCT No.: 001-7-200518
Page No.: 1

0209500E00202

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021039314 Date: July 07, 2021 10:39:32AM

SALE - BIR - CERTIFICATE AUTHORIZING REGISTRATION

ECRS NO.: C-2021-548-158600-W
SERIAL NO.: SCR201900567284
DATE ISSUED: 02/09/2021
REVENUE DISTRICT NO.: 140
AUTHORIZED REVENUE OFFICIAL: ATTY. KAY TENPLONTEVO-V
TAX TYPE: OUT-DST
TAXES PAID: PHP 131,775.00

SALE

EXECUTED BY FSD REALTY AND DEVELOPMENT CORPORATION, IN FAVOR OF CITY GOVERNMENT OF BACOD, COVERING PORTION CONTAINING AN AREA OF TWO HUNDRED FIFTY ONE (251) SQUARE METERS, FOR THE SUM OF PHP1,187,250.00, IN ACCORDANCE WITH DOC. NO. 243, PAGE NO. 50, BOOK NO. 1, SERIES OF 2020, OF NOTARY PUBLIC OF BACOD CITY, CAVITE, ATTY. ANTONIO T. NICOLAS, DATED FEBRUARY 20, 2020.


Dominic A. Bobosa
Deputy Register of Deeds



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