



Republic of the Philippines
Province of Cavite
City of Bacoor



5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE REPORT NO. HLUUD 015 S-2023

Subject: *LETTER OF INTENT OF METRO LAND BUILDERS CORPORATION TO ENTER INTO A JOINT VENTURE WITH CITY GOVERNMENT ON ANY HOUSING PROJECT THAT LATTER WILL OFFER. PCR 335-2023 dated 03 July 2023.*

This report resolves the intent of Metro Land Builders Corporation to enter into a joint venture during the 52nd regular session dated 17 July 2023.

Findings:

The foregoing discussion clearly showed that the abovementioned subject matter, PCR 335-2023 and PCR 344-2023: A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A MEMORANDUM OF AGREEMENT FOR AND ON BEHALF OF THE CITY GOVERNMENT OF BACOOD WITH METRO LAND BUILDERS CORP. FOR ITS PARTICIPATION IN THE PAMBANSANG PABAHAY PARA SA PILINO (4PH) PROGRAM IN THE CITY OF BACOOD, have the same content but have different subject titles.

RECOMMENDATION:

After a thorough review, PCR 344-2023 was already approved during the first reading of the session while the internal rules were suspended. The PCR 335-2023 intent of Metro Land Builders Corporation to enter into a joint venture **BE REMOVED** from the order of business.

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

Signed this 3rd day of August 2023 at the City of Bacoor, Cavite.



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

Committee on Housing, Land Utilization and Urban Development

COUN. ALDE JOSELITO F. PAGULAYAN
Chairman

COUN. ADRIELITO G. GAWARAN
Vice Chairman

(DECEASED)

COUN. VICTORIO L. GUERRERO JR.
Member

COUN. REYNALDO D. PALABRICA
Member



Republic of the Philippines
 Province of Cavite
 City of Bacoor



5th SANGGUNIANG PANLUNGSOD

**COMMITTEE ON HOUSING, LAND UTILIZATION
 AND URBAN DEVELOPMENT**

**EXCERPT FROM THE MINUTES OF THE 52ND REGULAR SESSION
 NO. HLUUD 015 S-2023**

Subject: **LETTER OF INTENT OF METRO LAND BUILDERS CORPORATION TO ENTER INTO A JOINT VENTURE WITH CITY GOVERNMENT ON ANY HOUSING PROJECT THAT LATTER WILL OFFER. PCR 335-2023 dated 03 July 2023.**

The Presiding Officer, Hon. Vice Mayor Rowena Bautista-Mendiola presided over the 52nd regular session of the 5th Sanggunian Panlungsod dated 17 July 2023. In the letter dated 07 June 2023 from Engr. Robert Gabriel B. Sianda to Hon. Mayor Strike B. Revilla, re: THE HOUSING PROGRAM IN BACCOOR, they intend to enter into a joint venture with the City Government of Bacoor.

The members of the committee noticed that the proposed city resolutions, PCR 335-2023 and PCR 344-2023, have the same content in their attachments. PCR 334-2023 was unanimously approved by the members of the committee while the internal rules were suspended. The committee chairperson on housing, land utilization and urban development, Hon. Coun. Alde Joselito F. Pagulayan suggested *REMOVING* PCR 335-2023 from the council's next order of business, which was approved by the Presiding Officer. The session moved to the *ADJOURNMENT*.

Prepared By:

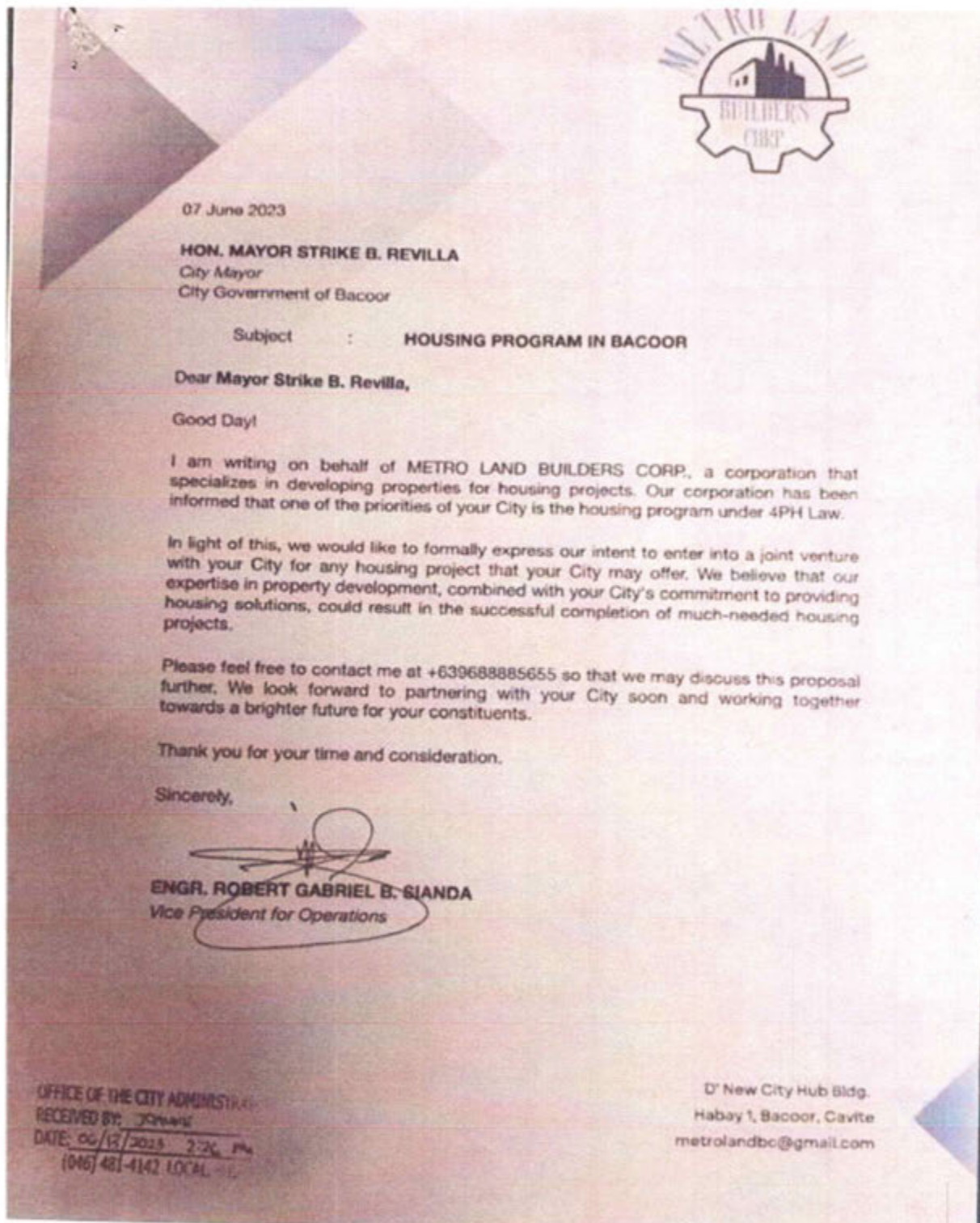

PETER ADRIAN F. BORJA
 Local Legislative Staff I

Attested By:


COUN. ALDE JOSELITO F. PAGULAYAN
 Chairman
 Committee on Housing, Land Utilization
 And Urban Development



G.1.3 For Committee Hearing: PCR 335-2023 – LETTER OF INTENT OF METRO LAND BUILDERS CORPORATION TO ENTER INTO A JOINT VENTURE WITH CITY GOVERNMENT ON ANY HOUSING PROJECT THAT LATTER WILL OFFER.



[BACK](#)



552170910102

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Province of Cavite

Transfer Certificate of Title

OWNERS DUPLICATE - OWNERS DUPLICATE - OWNERS DUPLICATE - OWNERS DUPLICATE - OWNERS DUPLICATE

No. 057-2017051458

IT IS HEREBY CERTIFIED that certain land situated in BO. OF ZAPOTE, MUN. OF BACOR, PROV. OF CAVITE, IS. OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT NO. 10-B-1-C-1 OF THE SUBD. PLAN, PSD-04-035853, BEING A PORTION OF LOT 10-B-1-C, PSD-04-024241, LRC REC. NO.), SITUATED IN THE BO. OF ZAPOTE, MUN. OF BACOR, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG LINES 1-2-3-4 BY LOT 10-A (LRC) PSD- (Continued on next page)

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

Owner: THE MUNICIPALITY OF BACOR
Address: POBLACION STREET, BACOR, CAVITE

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.:
Orig. (Reg. Date): 04 14 1928
Original RD : PROVINCE OF CAVITE
Volume No.: A-40
Original Owner: *

Record No.: 20210
Decree No.: 338259
OCT No.: OCT-1898
Page No.: 78

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-845140 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on
the 3rd day of OCTOBER 2017 at 11:21am.

Edgar Domingo Santos
Register of Deeds



[BACK](#)

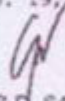


TCT No.: 057-2017051458
Page No. 12

2014018011256

TECHNICAL DESCRIPTION (Continued from page 1)

-110993, ON THE SE., ALONG LINE 4-5 BY LOT 10-B-2 (LRC) PSD-185367 (PORT) ON THE SW., SE., ALONG LINES 5-6-7 BY LOT 10-B-1-B PSD-04-04-024241, ON THE SW., ALONG LINES 7-8 BY LOT 10-B-1-A, PSD-04-024241, ALONG LINE 8-9 BY LOT 10-B-1-C-6, ON THE SE., ALONG SW., ALONG LINE 9-10-11 BY LOT 10-B-C-14, ALONG LINE 11-12 BY LOT 10-B-1-C-15, ON THE SE., NW., ALONG LINES 12-13-14 BY ALLEY (1.00 M. WIDE) ON THE NW., ALONG LINE 14-15 BY LOT 10-F (PORT) (LRC) PSD-110993, ALONG LINE 15-16 BY LOT 10-E (LRC) PSD-110993, AND ALONG LINE 16-1 BY LOT 10-C (LRC) PSD-110993 ALL OF THE SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN BEING N. 46 DEG. 12'E., 1434.30 M. BLRM NO. 1 NO. OF PANAPAAN, BACOR CAVITE; THENCE S. 71 DEG. 49'E., 45.18 M. TO PT. 2; THENCE S. 49 DEG. 15'E., 52.19 M. TO PT. 3; THENCE S. 62 DEG. 06'E., 24.48 M. TO PT. 4; THENCE S. 22 DEG. 26'W., 159.81 M. TO PT. 5; THENCE N. 74 DEG. 10'W., 13.69 M. TO PT. 6; THENCE S. 14 DEG. 01'W., 18.29 M. TO PT. 7; THENCE S. 81 DEG. 23'W., 11.41 M. TO PT. 8; THENCE N. 12 DEG. 50'W., 3.69 M. TO PT. 9; THENCE N. 17 DEG. 20'W., 8.09 M. TO PT. 10; THENCE S. 71 DEG. 55'W., 1.51 M. TO PT. 11; THENCE N. 15 DEG. 36'W., 8.11 M. TO PT. 12; THENCE N. 15 DEG. 36'W., 1.00 M. TO PT. 13; THENCE S. 77 DEG. 36'W., 8.51 M. TO PT. 14; THENCE N. 0 DEG. 18'E., 95.49 M. TO PT. 16; THENCE N. 0 DEG. 18'E., 91.58 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF FOURTEEN THOUSAND SIX HUNDRED EIGHTY FIVE (14,685) SQ. METERS. ALL POINTS REFERRED TO ARE INDICATED ON PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X60 CM.; BEARINGS TRUE; DATE OF ORIG. SURVEY, DEC. 28-29, 1925-JAN. 4, 1926 & THAT OF THE SUBD. SURVEY JAN. 16 TO 18, 1989 AND WAS APPROVED ON FEB. 19, 1990.


EDGAR D. SANTOS
REGISTER OF DEEDS



[BACK](#)



LAND REGISTRATION AUTHORITY - OFFICE OF THE REGISTER OF DEEDS
UNOFFICIAL COPY IF NOT IN BLUE COLOR

Judicial Form No. 109

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No. 057-2022012810

IT IS HEREBY CERTIFIED that certain land situated in BO. OF ALIMBA, MUN. OF BACOR, PROV. OF CAVITE, bounded and described as follows:
A PARCEL OF LAND (PLAN PSU-180087, LR CASE NO. N-244 LRC REC. NO. N-22119), SITUATED IN THE BO. OF ALIMBA, MUN. OF BACOR, PROV. OF CAVITE, BOUNDED ON THE N. AND NW. BY PROPERTY OF RUGINO BANTUGAN, ON THE NE., BY PROPERTIES OF PEDRO M. JIMENEZ AND FRANCISCO BARON; ON THE E. (Continued on next page)

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

Owner: MELODIE G. BAQUIR, OF LEGAL AGE, FILIPINO, WIDOW
Address: LOT 26 BLOCK 2 ECO TREND SUBD, ILANG-ILANG STREET, LIGAS 3, BACOR CITY

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.:
Orig. Reg. Date: 04 27 1963	Decree No.: N-94792
Original RD: PROVINCE OF CAVITE	OCT No.: OCT-O-273
Volume No.: 0-2	Page No.: 123

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-87575 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 11th day of APRIL 2022 at 10:22am.

RONALD F. COLLADO
deputy register of deeds

It is hereby certified that this is a true electronic copy of TCT 2022012810 on file in Registry of Deeds of Province of Cavite, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch Requested By: ATTY. JESSON LABAO

[BACK](#)



UNOFFICIAL COPY IF NOT IN BLUE COLOR

Judicial Form No. 109

TCT No.: 057-2022012810

Page No.: 2

TECHNICAL DESCRIPTION *(Continued from page 1)*

AND SE. BY PROPERTY OF FRANCISCO BARON; AND ON THE SW., BY THE BACCOOR RIVER; BEGINNING AT A POINT MARKED "1" ON PLAN BEING S. 71 DEG. 16'W., 1171.13 M. FROM BLLM 20, MUNICIPALITY OF BACCOOR; THENCE; S. 66 DEG. 11'E., 25.39 M. TO POINT 2; S. 8 DEG. 32'W., 28.44 M. TO POINT 3; S. 3 DEG. 07'W., 25.33 M. TO POINT 4; S. 19 DEG. 54'W., 47.15 M. TO POINT 5; S. 14 DEG. 44'W., 4.60 M. TO POINT 6; N. 60 DEG. 52'W., 58.84 M. TO POINT 7; N. 17 DEG. 57'E., 45.32 M. TO POINT 8; N. 9 DEG. 37'E., 48.95 M. TO POINT 9; N. 84 DEG. 16'E., 3.00 M. TO POINT 10; S. 73 DEG. 17'E., 23.73 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF FIVE THOUSAND FOUR HUNDRED AND SIXTY SIX (5,466) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND, BEARINGS TRUE; DATE OF SURVEY, OCT. 18, 1959.



It is hereby certified that this is a true electronic copy of TCT 2022012810 on file in Registry of Deeds of Province of Cavite, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: ATTY. JESSON LABAO

[BACK](#)



UNOFFICIAL COPY IF NOT IN BLUE COLOR

Judicial Form No. 109

TCT No. : 057-2022012810

Page No. : 3

MEMORANDUM OF ENCUMBRANCES

Entry No. : 2022020196

Date: April 11, 2022 09:50:59AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED FILOMENA DE CASTRO, BELARMINO L. DE CASTRO, PACIENCIA L. DE CASTRO, CASIMIRA F. DE CASTRO, AMADO B. DE CASTRO SR. FELIZA DE CASTRO, LOURDES DE CASTRO SALTOS, ERNESTO C. SANTOS, ELENA SANTOS RAMOS, GREGORIO C. SANTOS, ESTRELLA ONG SIOCO, ESTELITO C. SALTOS, TERESA B. MENDOZA AND MIGUELA DE CASTRO AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: APRIL 17, 2018

(SGD.) RONALDO F. COLLADO
DEPUTY REGISTER OF DEEDS

COPIED FROM TCT T-87575

RONALDO F. COLLADO
deputy register of deeds

It is hereby certified that this is a true electronic copy of TCT 2022012810 on file in Registry of Deeds of Province of Cavite, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: ATTY. JESSON LABAO

[BACK](#)



Judicial Form No. 109

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No. (057-2021009855) 167-2023004851

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF ALIMA, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, bounded and described as follows:

A PARCEL OF LAND (LOT 1, PLAN PSU-81909, REL.-730 AS AMENDED, LRC CASE NO. N-959, LRC RECORD NO. N-41532), SITUATED IN THE BARRIO OF ALIMA, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, BOUNDED ON THE E., FROM POINT 2-3, BY THE EXCLUDED PORTION; ON THE NE., FROM POINT 3-4, BY (Continued on next page)

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

Owner: DIAMOND EXPORT CORPORATION

Address: 1051 NORTH BAY BLVD., NAVOTAS CITY, METRO 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.: N-959

Orig. Reg. Date: 04/20/1983.

Original RD: PROVINCE OF CAVITE

Volume No.: O-14, O-14

Original Owner:

Record No.: N-41532

Decree No.: N-187527

OCT No.: OCT-O-2060

Page No.: 50

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE O-2060 by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 5th day of MARCH 2021 at 10:53am.

Edgar Domingo Santos
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2023004851 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By RACHEL ALBA

[BACK](#)



Judicial Form No. 109

TCT No.: (057-2021009855) 167-2023004851

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

THE EXCLUDED PORTION; AND FROM POINT 4-5, BY PROPERTY OF NORBERTO LAZARO; ON THE SE., & SW., FROM POINT 5-11, BY BACOR RIVER; (15. M. WIDE); ON THE W., FROM POINT 11-14-1, BY PROPERTY OF PABLO DE CASTRO; AND ON THE NW., FROM POINT 1-2, BY PROPERTY OF LAZARO NARVAEZ. BEGINNING AT A POINT MARKED 1 ON PLAN, BEING S. 71 DEG. 16''W., 1171.14 M. FROM B.L.L.M. 20, MUNICIPALITY OF BACOR, T H E N C E N. 10 DEG. 57''E., 10.88 M. TO POINT 2; S. 83 DEG. 27''E., 40.89 M. TO POINT 3; S. 57 DEG. 09''E., 41.39 M. TO POINT 4; S. 62 DEG. 51''E., 33.91 M. TO POINT 5; S. 26 DEG. 26''W., 19.83 M. TO POINT 6; S. 33 DEG. 04''W., 35.69 M. TO POINT 7; S. 21 DEG. 19''E., 0.82 M. TO POINT 8; S. 44 DEG. 05''W., 36.86 M. TO POINT 9; S. 72 DEG. 29''W., 37.58 M. TO POINT 10; N. 59 DEG. 03''W., 16.02 M. TO POINT 11; N. 15 DEG. 54''E., 47.15 M. TO POINT 12; N. 3 DEG. 07''E., 25.33 M. TO POINT 13; N. 8 DEG. 12''E., 20.44 M. TO POINT 14; N. 66 DEG. 11''W., 25.39 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF SEVEN THOUSAND SEVEN HUNDRED AND SIXTY NINE (7,769) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND; BEARINGS TRUE; DATES OF ORIGINAL SURVEY, JULY 20-22, 1930, AND THAT OF THE RELOCATION SURVEY, SEPTEMBER 23, 1948, AND PUBLISHED IN THE OFFICIAL GAZETTE AS PER ITS ISSUES OF NOVEMBER 13 AND 20, 1972, VOLUME 68, NOS. 46 AND 47.

It is hereby certified that this is a true electronic copy of TCT 2023004851 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By RACHEL ALBA


[BACK](#)



Judicial Form No. 109

TCT No.: (057-2021009855) 167-2023004851

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

ENTRY NO. 9252-151 - ADVERSE CLAIM - LUIS BARRON (AFFIANT) - COVERING THE RIGHTS AND INTEREST OVER THE PORTION OF 13, 884.501 SQUARE METERS ON THE LAND DESCRIBED IN THIS CERT. OF TITLE, AS PER ADVERSE CLAIM, SUBS. AND SWORN TO BEFORE THE NOTARY PUBLIC FOR THE CITY OF MANILA, JUANITO L. GARCIA IN DOC. 163, PAGE NO. 33, BK. 1X, SERIES OF 2006. COPY IS ON FILE IN THIS REGISTRY:
DATE OF INST. - 08-05-2006
DATE OF INSC. - 08-07-2006

(SGD.) NAPOLEON P. GATMAYTAN, JR.
REGISTER OF DEEDS

Entry No.: 2021012887

Date: March 05, 2021 10:42:31AM

- : SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED FRANCISCO BARRON AND SALUD MANALAYSAY BARRON SHLD. THERE BE ANY WITHIN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD.) EDGAR DOMINGO SANTOS
REGISTER OF DEEDS

COPIED FROM OCT 0-2000

Edgar Domingo Santos
Register of Deeds

NOTICE :

THIS CERTIFICATE OF TITLE ORIGINALLY ON FILE IN THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE WAS TRANSFERRED TO THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE, BACOOD CITY BRANCH ON APRIL 27, 2023, PURSUANT TO LRA CIRCULAR NO. 30-2017. THE NEW TITLE NUMBER FOR THIS TITLE IS TCT NO. 2023004851.

It is hereby certified that this is a true electronic copy of TCT 2023004851 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: RACHEL ALBA



[BACK](#)



Judicial Form No. 109

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No. (057-2021004606) 167-2023004683

IT IS HEREBY CERTIFIED that certain land situated in BO. OF ALIMA, MUN. OF BACOR, PROV. OF CAVITE, bounded and described as follows:
A PARCEL OF LAND (LOT 1, PLAN PCU-17066, 4-B, LR CASE NO. N-229, LRC REC. NO. N-21775) SIT. IN THE BO. OF ALIMA, MUN. OF BACOR, PROV. OF CAVITE. BOUNDED ON THE N BY PROP. OF THE M.L.A. RAILROAD CO. ON THE NE., BY PROPERTIES OF ANTONIO SANTERO & ELISEO MASCARDO; ON THE E., (continued on next page)

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

Owner: DIAMOND EXPORT CORPORATION

Address: 1051 NORTH BAY BLVD., NAVOTAS CITY, METRO 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.:

Orig. Reg. Date: 08 06 1962

Original RD: PROVINCE OF CAVITE

Volume No.: 0-2

Original Owner:

Record No.:

Decree No.: N-92393

OCT No.: OCT-0-226

Page No.: 76

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-1219610 by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 20th day of JANUARY 2021 at 04:42pm.

Dominic B. Robosa
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2023004683 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: RACHEL ALBA

[BACK](#)



Judicial Form No. 109

TCT No.: (057-2021004606) 167-2023004683

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BY PROP. OF ELICO MASCARDO; ON THE S., BY LOT 2 & PROP. OF SALUD BARRON; ON THE SE., BY PROP. OF HRS. OF PABLO DE CASTRO AND ON THE W., BY PROP. OF THE HRS. OF RUFINO BANTUGAN. BEGINNING AT A PT. MARKED 1 ON PLAN, BEING S. 64 DEG. 38'W., 880.92 M. FR. BACOR CHURCH SPIRE, MP. OF BACOR, THENCE N. 2 DEG. 22'E., 51.46 M. TO PT. 2; THENCE N. 82 DEG. 03'E., 9.94 M. TO PT. 3; THENCE N. 81 DEG. 59'E., 39.31 M. TO PT. 4; THENCE S. 52 DEG. 41'E., 16.97 M. TO PT. 5; THENCE N. 86 DEG. 55'E., 33.23 M. TO PT. 6; THENCE S. 72 DEG. 03'E., 15.02 M. TO PT. 7; THENCE S. 71 DEG. 42'E., 3.94 M. TO PT. 8; THENCE S. 22 DEG. 27'E., 2.30 M. TO PT. 9; THENCE S. 4 DEG. 48'W., 55.38 M. TO PT. 10; THENCE N. 66 DEG. 03'W., 36.63 M. TO PT. 11; THENCE N. 81 DEG. 26'W., 44.51 M. TO PT. 12; THENCE S. 10 DEG. 57'W., 2.70 M. TO PT. 13; THENCE S. 10 DEG. 57'W., 10.88 M. TO PT. 14; THENCE N. 73 DEG. 17'W., 31.73 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF FIVE THOUSAND FOUR HUNDRED EIGHTY TWO (5,482) SQ. MTS. MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PLS CONC. MONS. DECL. 0 DEG.

Transferred from
Old Title No. 167-2023004683



It is hereby certified that this is a true electronic copy of TCT 2023004683 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: RACHEL ALBA

[BACK](#)



Judicial Form No. 109

TCT No.: (057-2021004606) 167-2023004683
Page No.: 3

MEMORANDUM OF ENCUMBRANCES

: THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED MARCIANO M. MONZON, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YRS. AS PROVIDED BY LAW.

Dominic B. Robosa
Deputy Register of Deeds

NOTICE :

THIS CERTIFICATE OF TITLE ORIGINALLY ON FILE IN THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE WAS TRANSFERRED TO THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE, BACOOD CITY BRANCH ON APRIL 27, 2023, PURSUANT TO LRA CIRCULAR NO. (90-2017). THE NEW TITLE NUMBER FOR THIS TITLE IS TCT NO. 2023004683.

Transferred from Registry of Deeds
Old Title No. 1057-2021004606

It is hereby certified that this is a true electronic copy of TCT 2023004683 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By RACHEL ALBA

[BACK](#)



Book 29
Page 124

JUDICIAL FORM No. 107
(Revised, October, 1956)

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

2-213447

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
OFFICE OF THE REGISTER OF DEEDS FOR THE PROVINCE OF CAVITE

Original Certificate of Title

No. 0-1284


ENTERED PURSUANT TO THE FOLLOWING DECREE:
REPUBLIC OF THE PHILIPPINES
COURT OF FIRST INSTANCE PROVINCE OF CAVITE

Land Registration Case No. B-951 LRC Record No. 7-11447
DECREE No. B-141196

The judgment rendered in the above-numbered case having become final and executory in accordance with law, it is hereby decreed that Aurora Mercado, single; Daisy Mercado, married to Godofredo M. Galang, Jr.; Juliet Mercado, single; Benedicto Mercado, Jr., single; and Arthur Mercado, single; all residents of Bacoor, Province of Cavite, Philippines, are -----
the owner... in fee simple of certain land situated in said Province of Cavite more particularly bounded and described on the back hereof.

Therefore, it is ordered by the Court that said land be registered in accordance with the provisions of the Land Registration Act, as amended, in the name of said Aurora Mercado, Daisy Mercado, Juliet Mercado, Benedicto Mercado, Jr., and Arthur Mercado, -----
subject, however, to such of the incumbrances mentioned in Section 29 of said Act as may be subsisting

Witness: the Hon. Alfredo Catalina, Judge of said Court.
the 17th day of July, 1972.
Issued in the City of Bacoor, this 13th day of September in the year of
Our Lord, nineteen hundred and sixty-two, at Bacoor, Cavite.



Bacoor, Cavite.
(Owner's Postal Address)

[Signature]

COMMISSIONER OF LAND REGISTRATION

Transcribed in the "Registration Book" for the
Province of Cavite, pursuant to the
provisions of section 41 of Act No. 496, on the 13th
day of October, nineteen hundred and
sixty-two, at Bacoor, Cavite.

[Signature]

DEPUTY REGISTER OF DEEDS

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of OCT 0-1284 on file at Registry of Deeds of Province of Cavite. This consists of 4 page(s) and does not

[BACK](#)



TECHNICAL DESCRIPTION

1. A parcel of land (Lot 1, plan Pw-190934, L.R. Case No. 10951, L.R.C. Record No. N-41447), situated in the Barrio of Alima, Municipality of Bacoor, Province of Cavite. Bounded on the N., from point 1-3, by property of the Manila Railroad Company; on the E., from point 3-7, by property of Antonio Cantares; on the SE., from point 9-10-1, by the Bacoor Highway; on the SW., from point 1-2, by Lot 2; and on the W., from point 2-3, by property of Pedro N. Cinasans (claimed by Salud Barron); from point 3-6, by property of Pedro N. Cinasans; and from point 6-7, by property of Antonio Cantares. Beginning at a point marked "1" on plan, being S. 65 deg. 00' W., 1076.85 m. from L.L.L.N. 20, No. of Bacoor,

N. 62 deg. 44' W., 35.45 m. to point 2;	N. 17 deg. 45' W., 3.48 m. to point 3;
N. 4 deg. 42' E., 55.50 m. to point 4;	N. 22 deg. 21' W., 2.30 m. to point 5;
N. 71 deg. 12' W., 3.94 m. to point 6;	N. 6 deg. 43' E., 22.24 m. to point 7;
N. 61 deg. 53' W., 62.37 m. to point 8;	S. 2 deg. 52' W., 52.97 m. to point 9;
N. 34 deg. 45' W., 53.08 m. to point 10;	S. 38 deg. 07' W., 16.64 m. to the point of beginning, containing an area of FIVE HUNDRED EIGHTY SEVEN (587) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground; bearings true; date of survey, January 12, 1961.

2. A parcel of land (Lot 2, plan Pw-190934, L.R. Case No. 10951, L.R.C. Record No. N-41447), situated in the Barrio of Alima, Municipality of Bacoor, Province of Cavite. Bounded on the NE., from point 4-3, by Lot 1; on the SE., from point 1-2, by Bacoor Highway; on the SW., from point 2-3, by property of Salud Barron; and on the W., from point 3-4, by property of Pedro N. Cinasans (claimed by Salud Barron). Beginning at a point marked "1" on plan, being S. 65 deg. 00' W., 1076.85 m. from L.L.L.N. 20, No. of Bacoor, thence

S. 33 deg. 3' W., 3.40 m. to point 2;	N. 62 deg. 51' W., 33.91 m. to point 3;
N. 17 deg. 45' W., 3.51 m. to point 4;	N. 62 deg. 44' W., 35.45 m. to the point of beginning, containing an area of ONE HUNDRED EIGHTY SEVEN (187) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground; bearings true; date of survey, January 12, 1961.

ESTRADO J. RAMOS
1961 Registrar of Deeds

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

BACK



(PAGLALARAWANG TEKNIKAL)

Lot 1, Tan-161199 1-4.53

Beginning at a point marked "1" of Lot 1, Tan-161199 1-1.53; being S. 10 deg. 03' E., 1,511.97 m. from said No. 1, Tan. of Bacoor, Cavite; thence:

- S. 71 deg. 41' E., 104.15 m. to point 2;
- S. 17 deg. 11' E., 21.13 m. to point 3;
- S. 16 deg. 03' E., 33.21 m. to point 4;
- S. 73 deg. 29' E., 114.36 m. to point 5;
- S. 17 deg. 12' E., 10.04 m. to point 6;
- S. 65 deg. 05' E., 20.12 m. to point 7;
- S. 18 deg. 31' E., 29.01 m. to point 8;
- S. 71 deg. 30' E., 6.37 m. to point 9;
- S. 83 deg. 10' E., 11.07 m. to the point of beginning;

Containing an area of 2162.84 sqm. (5,523) SQUARE METERS. All points referred to are indicated on the plan and marked on the ground by P.S. Upl. Gono. Date: 1968 am.;

bounded on the N.W., along line 1-2 by Lot 3, Tan-161199 1-1.53; on the S.W., along line 2-3 by Lot 270 and along line 3-4 by Lot 300; on the N.E., along line 4-5 by Lot 330; on the S.E., along lines 5-6-7-8-9-1 by Lot 273, all of Tan-161199 1-1.53.

This lot was surveyed in accordance with law and existing rules promulgated thereunder by G.M. Nelson J. Garcia Nov. 2, 1929 and was re-surveyed on Dec. 2, 1929.

Note: This lot is covered by Free Patent Application No. C1210497.

Investigation conducted by P.S. Upl. Gono

Mounted by: [Signature]

Official Seal and Signature of the Registrar

Korapang sa Korapang Palina Palina Inyong mga Karapatan at Aralin

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTION.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



This is a Certified True Copy of OCT 2016000038 on file at Registry of Deeds of Province of Cavite, Bacoor City Branch. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested by: ELISA GREGORIO

Ref. No: 2023003480 OR No: 1027654081 Date: 03/07/2023 OR Date: Mar 7 2023

BACK



THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

(PAGLALARAWANG TEKNIKAL)

Lot 3, Pasu-164199 Ad. 53

Beaching at a point marked "1" of Lot 3, Pasu-164199 Ad. 53; being 6. 10 deg. 0' N., 1411.97 m. from point marked "1" of Lot 3, Pasu-164199 Ad. 53; thence:

- 1. 28 deg. 18' S., 51.02 m. to point 2;
- 2. 71 deg. 10' S., 114.01 m. to point 3;
- 3. 17 deg. 11' S., 51.02 m. to point 4;
- 4. 71 deg. 11' S., 104.19 m. to the point of beginning;

Containing an area of 2122.00 sq. meters (5023.50 sq. meters). All points referred to are indicated on the plan and marked on the ground by L.S. Crl. Conc. Neod. 10x60 cm.

Bound on the N.E., along line 1-2 by Lot 273, Pasu-164199; on the S.E., along line 2-3 by Lot 2, Pasu-164199 Ad. 53; on the S.W., along line 3-4 by Lot 276, Pasu-164199 and on the N.W., along line 4-1 by Lot 4, Pasu-164199 Ad. 53. See sketch above.

This lot was surveyed in accordance with the existing rules promulgated thereunder by G.D. Felimon S. Sison on Oct. 6, 1995 and was approved on Dec. 9, 1999.

Uses: this lot is covered by Area Patent Application No. 04293-99.

Investigation conducted by L.S. Eunice M. Arsolon

Investigator's Signature

REGISTERED COMMISSIONER

Commissioner's Signature

(Korapang sa Karagdagang Pahina) Pahina Inangin sa mga Kasulatan at Arbolado

15-4-1

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



This is a Certified True Copy of OCT 2016000037 on file at Registry of Deeds of Province of Cavite, Bacoor City Branch. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: ELISA GREGORIO

Ref No: 2023002490 OR No: 1027654081
Date: 03/07/2023 OR Date: Mar 7 2023
Time: 01:07:36 PM Amt Paid: 940.64

BACK



UNOFFICIAL COPY IF NOT IN BLUE COLOR

FORMULARYONG PANGHUKUMAN BLG. 54
(Batas-Batas, 1974)

Aklat _____
Pahina _____

SN NO. 1550001

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG _____

Katibayan ng Orihinal na Titulo
#2014000093

Pangkalahatan ayon sa Seksyon 103 ng Aral sa Patalaan ng Ari-arian (Aral ng Pangulo Blg. 1529),
adunang sa patente na pinalabas ng Pangulo ng Pilipinas, sa _____
ng _____, dating dalawang libo at _____ sa nakatira sa _____
gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. IV
KALOOS NA PATENTE BLG. 04-103-1-4535

SA LAHAT NG MAKATUTUNGHAY NG KASULATAN NG ITO, BAY:

may kahalagang pangkalahatan ayon sa Seksyon 103 ng Aral sa Patalaan ng Ari-arian (Aral ng Pangulo Blg. 1529),
adunang sa patente na pinalabas ng Pangulo ng Pilipinas, sa _____
ng _____, dating dalawang libo at _____ sa nakatira sa _____
gaya ng mga sumusunod:

BILANG KATUNYAN NITO,
SENIGNO SIMON CAJAHON, III, Pangulo ng Pilipinas, sa pamamagitan nito'y ginamit ang patente
ng mga kasulatang ito bilang mga bahagi ng Republikang Pilipinas.
Nalathalaan sa _____ ng **TRECE NIÑOS CITY** _____ ng 15 DEC 2013

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

RODOLFO P. POZAS
PEARL OFFICES

Nakatala sa "Lathalaing Kawalitan" ng Lungsod ng Cavite, Cavite, ngayong 15
disyembre sa lathalaing ng Seksyon 103 ng Aral ng Pangulo Blg. 1529, ngayong 15
disyembre 2014, dalawang libo at _____

Arg. Mabolo, Bacoor, Cavite
(Tatlong ng May-ory)

ARG. SIMON CAJAHON
Pangulo ng mga Kasulatan at Ari-arian

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

BACK



MEDIUM RISE BUILDING CODOMINIUM LGU AS LANDOWNER
BACOR CITY CAVITE



UNIT FINISHES	
UNIT	PAINTED FINISH
DRYING AREA	PAINTED FINISH
T&B	CERAMIC TILES
FLOOR FINISHES	
UNIT	80X80 TILES FINISH
DRYING AREA	PLAIN CEMENT FINISH
T&B	CERAMIC TILES
FIXTURES	
T&B	WALL MOUNTED WATER CLOSET SHOWER HEAD
KITCHEN	STAINLESS STEEL SINK
OTHER INCLUDED FEATURES:	
COUNTER TOP WITH KITCHEN CABINET	
AUXILIARY WITH CATV AND AC OUTLET	



SCHEME 1
24 SQ.M.



SCHEME 1
24 SQ.M.

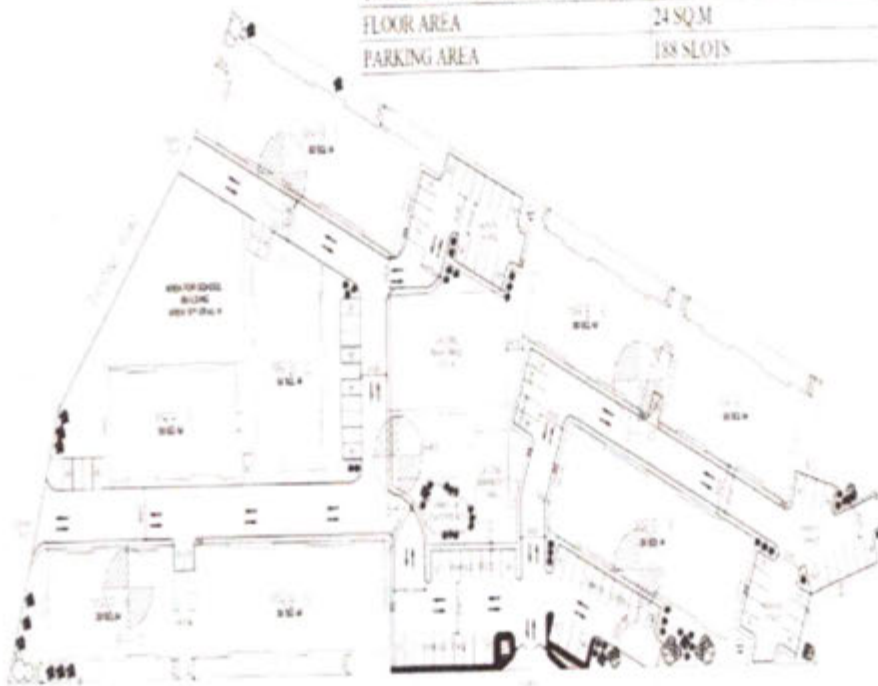


[BACK](#)



MEDIUM RISE BUILDING CODOMINIUM ZAPOTE I LGU AS LANDOWNER

SUBDIVISION DESCRIPTION	
GROSS AREA	14,685 SQ.M
TYPE OF DEVELOPMENT	18-STOREY HALLWAY TYPE WITH ELEVATOR
TOTAL NO. OF RESIDENTIAL UNITS	1235 UNITS
TOTAL NO. OF COMMERCIAL UNITS	65 UNITS
FLOOR AREA	24 SQ.M
PARKING AREA	188 SLOTS



[BACK](#)



MEDIUM RISE BUILDING CODOMINIUM SAIPNAS TRULUNG BAYANI LGU AS LANDOWNER



LOT PLAN

LOT 1
AREA 5,523.5 SQ.M

LOT 2
AREA 5,523.5 SQ.M

LOT 3
AREA 5,523.5 SQ.M

LOT 3
AREA 5,523.5 SQ.M

SAIPNAS TRULUNG BAYANI PROPERTY	
TIT NO.	AREA (SQ.M)
REG-042104-11-15314	5,523.50
REG-042104-11-15317	5,523.50
REG-042104-11-15319	5,523.50
REG-2014000094	5,523.50
TOTAL AREA	22,096.00

[BACK](#)



LOT 1
AREA : 5,523.5 SQ.M

LOT 2
AREA : 5,523.5 SQ.M

LOT 3
AREA : 5,523.5 SQ.M

LOT 3
AREA : 5,523.5 SQ.M

SALINAS (DULONG BAYAN) PROPERTY	
TCT NO.	AREA (SQ.M)
BLG-042104-13-15354	5,523.50
BLG-042103-13-15357	5,523.50
BLG-042103-13-15359	5,523.50
BLG-2014000094	5,523.50
TOTAL AREA	22,094.00

[BACK](#)



MEDIUM RISE BUILDING CODOMINIUM SALINAS (DULONG BAYAN) LGU AS LANDOWNER
BACOR CITY CAVITE

SITE DEVELOPMENT PLAN



[BACK](#)



[BACK](#)



MEDIUM RISE BUILDING CO-OWNERSHIP **ALTHEA LGU AS LANDOWNER**

LOT PLAN



SCHEDULE	
TCT NO.	AREA (SQ.M)
TCT-167-2023004683	5,482.00
TCT-167-2023004751	7,769.00
TCT-167-2023004750	5,482.00
TOTAL AREA	18,733.00

TCT-167-2023004683
AREA 5,482 SQ.M
DTG 3/28/24
480 148 SQ.M
MBA 10/10/24

TCT-167-2023004751
AREA 7,769 SQ.M

TCT-167-2023004750
AREA 5,482 SQ.M

[BACK](#)



AREA PROPERTY	
TCT NO	AREA (SQ.M)
TCT-037-2022012810	5,466.00
TCT-167-2023004751	7,769.00
TCT-167-2023004683	5,482.00
OTC-0-1264	5,848.00
OTC-0-1264	187.00
TOTAL AREA	34,752.00



[BACK](#)



MEDIUM RISE BUILDING CODOMINIUM ALIMA LGU AS LANDOWNER
BACOR CITY, CAVITE

SITE DEVELOPMENT PLAN



[BACK](#)