



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 016 S-2023**

Subject: *LETTER OF COMPLAINT FROM MR. JOEL P. NATO PRESIDENT OF THE QUEEN OF PEACE VILLE SALINAS I, BACOR CITY, CAVITE AGAINST MS. LYDIA BABATIO OF THE SAME BARANGAY WITH REGARD TO RIGHT WAY. PCR 348-2023 dated 26 July 2023.*

This report resolves the letter of complaint of the president of the Queen of Peace Ville Salinas against Ms. Lydia Babatio during the 53rd regular session, dated 26 July 2023.

Findings:

The foregoing discussion clearly showed that the abovementioned subject matter is not within the jurisdiction of the Sangguniang Panlungsod. It is more likely to be solved first at the Barangay level.

RECOMMENDATION:

After a thorough review, the said letter of complaint **BE REMOVED** from the order of business and to refer to Barangay Salinas I.

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.

Committee on Housing, Land Utilization and Urban Development


COUN. ALDE JOSELITO F. PAGULAYAN
Chairman



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 53RD REGULAR SESSION
 NO. HLUUD 016 S-2023**

Subject: *LETTER OF COMPLAINT FROM MR. JOEL P. NATO PRESIDENT OF THE QUEEN OF PEACE VILLE SALINAS I, BACOOOR CITY, CAVITE AGAINST MS. LYDIA BABATIO OF THE SAME BARANGAY WITH REGARD TO RIGHT WAY. PCR 348-2023 dated 26 July 2023.*


The Presiding Officer, Hon. Vice Mayor Rowena Bautista-Mendiola presided over the 53rd regular session of the 5th Sanggunian Panlungsod, dated 26 July 2023. In the letter dated 18 July 2023, from HOA President Joel P. Nato to Hon. Vice Mayor Rowena Bautista-Mendiola, re: COMPLAINT AGAINST MS. LYDIA BABATIO, requesting assistance in the said right of way.

The chairperson of the committee, Hon. Alde Joselito F. Pagulayan suggested the said subject matter be removed from the agenda and referred to Barangay Salinas I because the Sangguniang Panlungsod has no jurisdiction over the matter. There was no objection from the members, 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:


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



Republic of the Philippines
 Province of Cavite
 City of Bacoor



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**COMMITTEE ON HOUSING, LAND UTILIZATION
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The chairperson of the committee, Hon. Alde Joselito F. Pagulayan suggested the said subject matter be removed from the agenda and referred to Barangay Salinas I because the Sangguniang Panlungsod has no jurisdiction over the matter. There was no objection from the members, 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



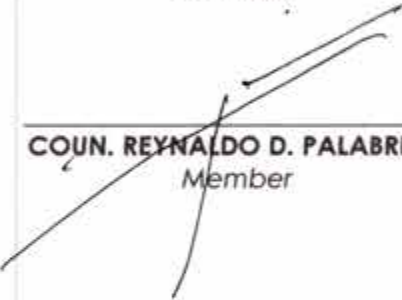
Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

COUN. ADRIELITO G. GAWARAN
Vice Chairman

(DECEASED)

COUN. VICTORIO L. GUERRERO JR.
Member



COUN. REYNALDO D. PALABRICA
Member



F.3 For First Reading: PCR 348-2023 – LETTER OF COMPLAINT FROM MR. JOEL P. NATO PRESIDENT OF THE QUEEN OF PEACE VILLE SALINAS I, BACCOOR CITY, CAVITE AGAINST MS. LYDIA BABATIO OF THE SAME BARANGAY WITH REGARD TO RIGHT OF WAY.



QUEEN OF PEACE VILLE HOA INC.

Salinas I City of Bacoor

Email: queenofpeacevillehoainc@gmail.com
Contact No. 09608928267

JULY 18, 2023

HON. ROWENA BAUTISTA MENDIOLA
CITY VICE MAYOR
PRESIDING OFFICER
SANGGUNIANG PANGLIGASOD

THRU: DTY. ENALIO AYEDA JR.
SANGGUNIANG PANGLIGASOD
SECRETARY

DEAR VICE MAYOR..

GOOD DAY! RESPECTED VICE MAYOR ROWENA BAUTISTA MENDIOLA. I JOEL P. NATO PRESIDENT OF THE QUEEN OF PEACE VILLE HOA INC. LOCATED AT DEVA SANJOSE 3 BACCOOR CITY CAVITE, AND OFFICERS & MEMBERS ARE REQUESTING FOR HELP TO YOUR DEPARTMENT FOR OUR CITY LONG TIME PROBLEM SINCE OUR SUBDIVISION WAS OPENED & SOLD TO US, THE QUEEN OF PEACE VILLE HOA WAS OPENED SINCE OCTOBER 2011 BUT THE HOW NO OTHER ONE PIECE OF DOCUMENT OF SUBDIVISION WAS RELEASED TO THE HOA THAT THE HOA WILL HOLD THE OUR RESPONSIBILITY FOR DEVELOPMENT ONE OF THE PROBLEM IS OUR RIGHT OF WAY, THE RIGHT OF WAY WERE ASKED FOR IS ONE OF THE LOTS OF THE FAMILY OF THE LATE CONCELA MENDOZA LUNA GONZALES, AND TWO, THE ONE WHO BEEN SELLING THE LOTS TO SALINAS I BACCOOR CITY CAVITE DESPITE OF NO PERMIT TO EXCAVATE, NO PERMIT TO SELL AND NO LICENSE BEING DEVELOPER, DESPITE OF HOW HIGHLY KILLINGS THAT HURD'S NAME LYDIA & PAS 2 LEGAL CITY HUMAN DEVELOPER BUT LYDIA BABATIO TO STOP WHAT SHE IS DOING BUT SHE IGNORED ALL THAT.

MY STATEMENT FOR LYDIA BABATIO'S CASE IS IN ATTACHED IN THIS POLICE & SOME EVIDENCE TO BE ASKED YOU TO KNOW WHAT SHE DOING AFTER A YEARS.

IM SO GLAD AND HOPEING FOR YOUR FAST RESPONSE FOR THIS MATTER...
THANK YOU...

Handwritten note: V. Ho Nato 7/18/2023 10:47 AM BACCOOR CAVITE

Joel Nato
JOEL NATO
PRESIDENT
09978146246

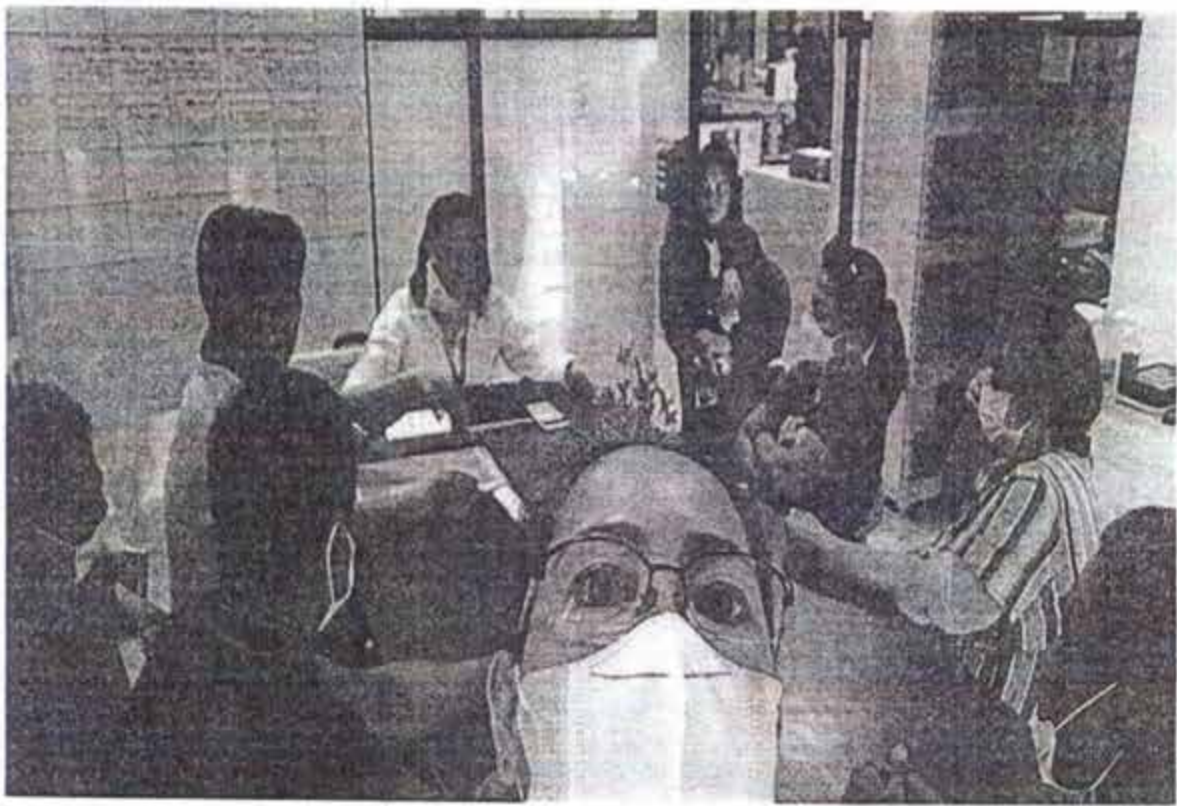
[BACK](#)



Lydia Babatio


HUDRD
HOUSING, URBAN DEVELOPMENT AND RESETTLEMENT DEPARTMENT
RECEIVED
DATE & TIME: July 24, 2023 @ 1:00 pm
RECEIVED BY: [Signature]
CONTROL NUMBER: 812

[BACK](#)



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NCW-4446

ADDRESS

LYDIA BABATIO (SCAMMER)

ADDRESS 653 6TH ST. SALINAS I BACOR CITY
45 ALEYANA ST. PINANG LIGID, TAGUIG CITY

HELENITA S. ALFREDO TIRONA (LANDOWNER)

ADDRESS 618 SALINAS I BACOR CITY CAVITE

RONALDO EJERCITO (LANDOWNER)

ADDRESS 404 PADRE PIO ST. CARIDAD CAVITE CITY

ELENA CRUZ CRISOLOGO
OR

GRACE LACAR CRISOLOGO (LANDOWNER)

ADDRESS KM 14 MC. ARTHUR HI-WAY
MALINKA, VALENZUELA CITY

TBL NO. 02-8292-7311

02-8292-01991

SUSAN RANES (SCAMMER)

ADDRESS PILILIA RIZAL

RAQUEL ESPINO ADVINCULA

ADDRESS VIRGO ST. CAMBULA (BACOR)
SALINAS 3 BACOR CITY BACOR
CAVITE

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QUEEN OF PEACE VILLE SUBD.
SALINAS I BACCOOR
STORY

ANG QUEEN OF PEACE AY MATATAGPUAN SA SALINAS I BACCOOR CITY CAVITE. ITO AY BINUO AT TINAGTAG NG MGA MAGNANGGOLANG MARIO SONGUAD (MAGPAKILALANG DEVELOPER NA NAKATIRA SA TAGUIG), MACKAKAPOTID NA ALFREDO TIRONA ET AL (MAYARI NG LUPA TITLE NO. 1121841) MAG-IMANG INES TIRONA AT RONALDO TIRONA EJERCITO (HEIRS NG MACKAPANGALAN SA TITULO NO. TCT-T-107957) NA SI MAXIMINO TIRONA), DELFIN CRISOLOGO (PINSAN NG MGA LANDOWNERS AT MANGSILBING ISA SA AGENTE) AT MARY ANN DEL ROSARIO AT RANDY GERVACIO (MAGASAWA AT PAWANG MGA AGENTE).

ANG QUEEN OF PEACE VILLE AY MADALOOBAN NG DALAWANG (2) TITULO NA NAKASAGOD SA TAO NA MAY SUKAT NG TIG KAKALAHATING EKTARYA (4,999.99 BAWAT ISA).

OCT 2011 SIMIMULAN NILA (NG DEVELOPER) ANG PANGREBENTA NG PER LOTE NA NAAYON SA PANGUSAPAN (ANG MOA NG LANDOWNER TO DEVELOPER AT MOA NG DEVELOPER TO BUYER AY NAGDITO SA FOLDER). MADALI NAMAN NAPUNO SA RESERVATION. NARBIGAY NG RESERBO NA NAKAPIBMA AY ANG SEKRETARYA LANG AT NAKAHUHULOG SA BANCO SA ACCOUNT. NG MGA MAY-ARI NG LUPA. NAKAPALOOD SA KONTAK NA ANG PROJECT AY IPAGASOK SA CMD (COMMUNITY MORTGAGE PROGRAM). NGUNIT INABOT NG DALAWANG TAON AY HINDI ITO NAGAWA. NAINIP ANG MAY-ARI NG LUPA. GUMALOG NG RECONTRACT ANG MOA NGUNIT NAGIIL VERBAL NALONG ITO. SA PANIBACONG USAPIN GINAWA KANING DIRECTSELING NA TAONG 2014. SINABI NILA SA TAO ANG BACONG KASUNDUAN. NGUNIT PIKITMATA NA LANG TINAGGAP NG IBA ANG PAWILAN NG DEVELOPER. ANG BALANCE NG MGA TAO AY BABAYARAN NG ₱1,111/MONTH SA 1003 NG APAT NA TAON ANA IBA NAMAY HINDI TALOGA NAGBAYAD. HINDI NILA SIMUNOD ANG PANIBACONG KASUNDUAN.

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2017 KAKAUNTI TA RIN ANG NAGBABAYAD, GUMAWA ULI SILA (NG DEVELOPER) NG BAKBANG UPONG MASING GANYO NG MABIBULOG O MAGBABAYAD JAK MGA TAO SILA AY NAGPAGENERAL MEETING ULI. PATUNGKOL SA PAGAAYOS NA NG MGA TITULO DOON NILA IPRESENTA SI SUSAN RONES NA TAGA PULIA RIZAL. NA SIYA DAW ANG MAGAAYOS NG MGA DOKUMENTO AT TITULO NA PER LOTE SA AMIN, ITD AY SISIMULAN SA REQUIREMENT FOR TITLING. KANI AY MAGBABAYAD NG P15,000/LOTE PARA SA PROCESO NA CERTIFICATE OF FULLPAYMENT, DEED OF ABSOLUTE SALE AT APPROVE PLAN NG BAWAT LOTE AYON DAW SA KASUNDUAN NILA MARIO SONGUAD AT SUSAN RONES. PERO BAGO PA GAWIN SA MGA TAO ANG BAGONG KASUNDUAN, KAILANGAN MUNA ISETTLE ANG MGA BALANCES WITH PENALTIES SA MA DI PA NAKAKOMPLETO NG BAYAD SA LUPA. KAYA PIKITMATA PA RIN NAGBABAYAD ANG IBA. IPINANGAKO NI SUSAN NA AMIN NA BUWAN LANG MATATANGGAP NA NAMIN ANG MGA DOKUMENTO NGUNIT SA IBAT IBANG NILANG DAHILAN NA KESYO INABOT NG PABEMBA, INABOT SILA NG AMIN NA TAON WALA PA RIN PINAKIKITANG LEGIT NA PAPEL PARA SA BINAYARAN P15,000. NA HALOS KALAHATI NA NG QUEEN OF PEACE ANG NAGBABAYAD SA KANYA. ANG BAYARIN P15,000 AY NAKARESIBO AT NAKAPONCALAN KAY LYDIA BABATIO. NA WALANG KOMING PINANGHAWA WAKAN NA ID AT IBANG PAKKAKILANLAN KAY SUSAN RONES ANG TANGALAN LYDIA BABATIO AY SECRETARY AT TREASURER DAW NG DEVELOPER. SIYA ANG TUMATANGGAP NG PERA AT NAGBIDIGAN NG RESIBO SA AMIN NA PERMADO DIN NI LYDIA BABATIO NA NAKSIMULA PA NG OCT. 2011.

2018 KINUHA NILA LYDIA BABATIO AT SUSAN RONES ANG TITLE NI MAXIMINO TIRONA SA APD NA SI RONALDO TIRONA EJERCITO PARA DAW SA PAGAAYOS NG MGA DOKUMENTO. ITD AY KINUHA NA WALANG PERMISO ANG DEVELOPER KAYA NAGALIT ITD KALA LYDIA AT SUSAN GUMAWA SILA NG HINDI KAGUSTAHAN NG DEVELOPER MAFUG ANG LANDOWNER AY NAGALIT NA RIN SA KANILA KAYA SILA NAKIRAPAN MOKAPRIMA NGAYON SA LANDOWNER.

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OCT. 2019 ANG DEVELOPER AY NAISTROKE, LALONG LUMABO ANG MGA TRABAHO NILA LYDIA AT SUSAN NAGISIP SILA NG PARAAN UPANG MAITULUY NILA ANG KANILANG NASIMULAN. GUMAWA SILA NG SPA NA GALING KAY MARIO SONGUAD NAGLABAS SILA NG KOPYA SA TAO PARA SILA NA ANG MAGTULUY NG PROJECT SA KADAHILANAN HMDI NA PUEDI SI MARIO DAHIL SA KONDISYON. NAG-USAP SILA NI LYDIA AT SUSAN SA OPISINA NG QUEEN OF PEACE AT DI MAMAH SINASA SADYA NA AKO (JOEL NAD) AY NANOON "KUMUKA KA NA NG SPA KAY MARIO". SABI NI SUSAN KAY LYDIA. HINDI KO PINANSIN YON KASI ANG USA ISIP KO IN GOOD PAITH NAMAN KASI USA DI NA UURA ANG DEVELOPER. NGUNIT NAGULAT AKO NAGPAMBEETING SILA SA TAO NG 2022 AT NGLABAS NG SPA NGUNIT ANG PIRMA AY NAKABUKOD SA RACE NG SPA, USA ID LANG NA MAY TATLONG PIRMA. AT LAKING GUAT KO PA ANG DATE MARCH 26 2019, HINDI PA NAISTROK ANG DEVELOPER. AGAD KONG PINUNTAHAN SA TAEVIC ANG DEVELOPER AT KWENENTO KO ANG SPA NGUNIT ITO AY PINASINUNGALINGAN NIYA MISMO SA VIDEO NA USA PANGANGALAGA KO.

GUMAWA ULI SILA NG SPA AT THUMBMARK NAMAN ANG DISKARTO WITH MATCHING HOSPITAL CLEARANCE. MINABUTI KONG MANTONONG NALONG SA TAGA PANGALAGA KUNG TOTONKI THUMBMARK. LEGIT DAW TO ANG THUMBMARK SA PANGAKONG SUSUPPORTAHAN NG GAMOT ANG POBRE. NGUNIT PAKATAPOS BIGYAN NG ₱5,000 AT DI NA ULI ITO NAKA TANGAP HONGKONG SA MABAWIS NA NG BUHAY ANG DEVELOPER.

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PERO SA KABILA NA KANILANG MGA GINAWA
KAMI AY NAGTANONG SA LEGAL COUNSEL NG CITY
AT SA PAMUNUAN NG HUDRD NG BACOR. IPINA-
KITA NAMIN ANG MGA DOKUMENTO NA HAWAK KO
BILANG KAUNAHANG PRESIDENTE NG QUEEN OF
PEACE VILLE SIMULA 2011 HANGGANG 2022.

SA MGA NG LANDOWNER (SELLER) AT QUEEN OF
PEACE ANG BUYER HINDI PO SI MARIO SONGUAD.
NIREPRESENT NYA LANG ANG QUEEN OF PEACE BILANG
SELF PROCLAIM PRESIDENT KAYA WALANG KARAPATAN
SI MARIO MABIGAY NG SPA KAY LYDIA BABATIO.
AT LALONG WALA SA MGA ANG PANGOLAN LYDIA BABATIO
PARA MAGING SUCCESSOR NI MARIO SONGUAD AT LALONG
WALANG KARAPATAN KUNIN AT ITAGO ANG MGA TI-
TULO NG NGAYON AY HASA PANGANGALAGA NILA LYDIA
AT SUSAN. ANG TITLE AY DAPAT IBALIK SA MAY-ARI
ATANG MAY-ARI ANG MABIBIGAY SA QUEEN OF PEACE
NGUNIT SA KABILA NG ILAN BESTS NO PATAWAG
NG MUNICIPALITY AT NABAKASUNDUAN SA MEETING
NG LEGAL COUNSEL, HUDRD, LYDIA AT SUSAN AT
QUEEN OF PEACE OFFICER. ITO AY BINGLE WALA

2014 SA KASAGSAGAN NG MGA PROBLEMA SA
QUEEN OF PEACE. MAY NAKITANG POTENSIAL NA PROJECT
ANG DEVELOPER KATAPU NG QUEEN OF PEACE. ITO AY
ANG SINASAKA NI REYNOLDO ADD ADVINCULA PARA
GAWIN PHASE II NG QUEEN OF PEACE. SI ADD AY
TENANT LANG AT ANG KAWAP NIYA SA LOTE AY
DI SIGURADO KANYA KASI PANGALIMANG SALIN NG
LAWI NILA AT WALA KATIBATAN O DOKUMENTO NA
IPINAMANA NA. NABAKA NI ADD ANG LOTE SA LOOB
NG APAT NAPUNAG TADON ANG LUPA KAYA NAKITA NG
DEVELOPER NA PUEDI DAW IPANGALAN SA TENANT
KAYA DALIDALI DIN BINUKSAN ANG PROJECT.
THE SAME NG PROCEO SA UNANG PROJECT.

[BACK](#)



(MERON DITO SA POLDER NG RESIBO AT MGA DOCUMENTO NA PINAMIMIGAY SA MGA TAG) NGUNIT ILANG LINGOD LANG LUMABAS ANG TROPANG CUYCA NA SILA DAW ANG NAGMAMAYARI, BILANG MGA KAAPUHATAN NG LAHI. NA BAKIT DAW HINDI SILA NAGSABIHAN NG TENANT NA IBEBENTA NA ANG LOTE. IPINATIGIL ITO AT IDINULOG SA BARANGAY AT HONGGANG NGAYON WALA PANG LIMAW KUNG MATUTULUY BA O HINDI. NGUNIT MARAMI NA ANG BAYAD SA RESERVATION NA TIRMADO DIN NI LYDIA. AT ITONG PROJECT NA ITO AY PANGCANGALAN SAHA NA QUEEN OF PEACE PHASE II.

2017 KASABAY NG MEETING NA PATAWAG NG DEVELOPER HANG IPINAKILALA SI SUSAN RANES. NABANGGIT NA BUBUKSAN DIN NA DEVELOPER ANG KATABI PA NA LOTE NA PAGAARI NAMON NG MGA KAKAPATID NA DELFIN CRISOLDO. ITO AY MADALIAN DIN NAGSIMULAN. (MERON DITO SA POLDER NG MGA RESIBO AT DOCUMENTO NA PINAMIMIGAY SA TAG) NGUNIT ITO AY NATIGIL DIN PANSAMANTALA KASI DI PA DAW PAYAG ANG MGA KAPATID NA NAGA IBANG BANSA. AT PAGLIPAS NG TAGONG, NGAYON AY SINIMULAN NILA ULI ANG PROJECT. PUMAYAG NA DAW ANG LAHOG NG MGA KAPATID.

NGUNIT LAHAT NG KANILANG SINIMULAN AY WALANG KATAPUSAN, SILA PO AY NAGBENTA, NANINCIL AT NAGHULO-D DAWIL SA, ANG MGA PROJECT NILA AY WALA KAUKULANG MGA PERMIT TO SALE, PERMIT TO OPERATE AT WALANG LICENSAS. ANG DEVELOPER ILANG BKTARYA NA LUPA AT ILANG TITULO NA AT ILANG MILLION PESO NGUNIT AT LARU PA DIN SILA.


JOEL MURO

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Republic of the Philippines
Province of Cavite
City of Bacoor
BARANGAY SALINAS I
OFFICE OF THE SANGGUNIANG BARANGAY
Tel. No: (046) 884-6794
barangaysalinasuno@gmail.com



LB No. 06-398-2023

RONALDO EJERCITO
404 Padre Pio St.,
Caridad, Cavite City,
Cavite
(Complainant)

vs

LYDIA BABATIO
653 6th Street,
Salinas I, Bacoor City,
Cavite
(Respondent)

CERTIFICATION TO FILE ACTION

After diligent effort made by this office to find possible means of reconciliation, no settlement has been made, so as the case may now be filed in court for proper action.

Given this 5th day of July, 2023 at Barangay Salinas I, City of Bacoor, Cavite.

Prepared by


EDHEA S. CANSINO
Barangay Secretary

Attested by


HON. FERDINAND R. GARDUQUE
Punong Barangay

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LB# 06-398-2023

DATE: JUNE 15, 2023
 TIME: 1:40 HR
 NAME: RONALDO G. JURCITO (0975-501-6614)
 ADD: 404 PROSPERO ST. CANTON CANTON CITY
 PHILIPPINES 22-A

RESPONDENT: LYDIA BARATIO
 ADD: 653 CANTON SALINAS CANTON CITY
 "SALINAS"

AKO SA RONALDO JURCITO ISA SA MGA MIYAMI NG LUPA NA IBIBENTA NUNG MATH SOMWAD (METALLALASS DEVELOPER) NA NAGAWAN AY, NAMATAY NA, NGUNIT SINA LYDIA BARATIO AT SUSAN RANES ANG KUMONANG TITULO-SASAKIN SA PAMILYA SILA DAUON. ANG MGA AYOS NG MGA NIPAT AYUSIN NA DOCUMENTO SA LOOB NG ANIM NA BUWAN NOON 2017 NG KAMI AY UNANG NAGCUSAP NGUNIT 2023 NA AY WALA PA RTN SILANG MANGGAWA. SA KABILA NG IYU NA NAKAKARATING PA SA CITY HALL SILA AY NANG-PLAMAY KO NA ILLEGAL ANG KANILANG GIYAWA SA KADAHARAN NA WALANG PERMIT PARA IBIBENTA SA KANILANG MGA MATH-OWNERS TO BUYER ANG TRANSACTION, ANG BUYER AY ANG QUEEN OF PEACE SUBDIVISION AT HINDI PO SILA MATH SOMWAD, LYDIA BARATIO AT LALONG TITULO SI SUSAN RANES. NAIC KO PO SILA AY NAKAHADAP UPANG MANGAWI ANG ALING TITULO NA NAGAWAN AY MATH MANGANGALAGA NIKA NA DAPAT AY QUEEN OF PEACE SUBD. NA ANG MANGANGALAGA AKO PO AY UMANGANG SILA AY TUNOGON SA PAMILYA NG ILANG REES MILANG PRETALINA SA UTOS NG CITY HALL.

RONALDO G. JURCITO
 RESPONDENT

EDY S. CANSINO
 BACOR SECRETARY
 ISSUED BY: DATE/TIME: JUL 05 2023

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3:46 pm
 DIST. DATED JUL 5 2023
 CERTIFIED TRUE COPY
 EDY S. CANSINO
 BACOR SECRETARY
 ISSUED BY: DATE/TIME: JUL 05 2023

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Pormularyo ng KP Big. 9



Republika ng Pilipinas
Lalawigan ng Cavite
Lungsod ng Bacoor
Barangay SALINAS I



TANGGAPAN NG LUPONG TAGAPAMAYAPA

JUN 27, 2023
Petsa

RONALDO S. JACINTO
404 P. P.O. ST. CRISTINA LUPON CITY
(Mga) Nagsusumbong
-laban kay/kina-

Usapin ng Barangay Big. 06-048-2023
Ukol sa: PAG PAWALIG NG TINDO NG LUPON

LYON M. ANTONIO
633 P. O. ST. SALINAS I, BACOOR CITY
(Mga) Isinumbong

JNO HERRERA 6/27/23
ATTENDING: 5:10 PM
RONALDO S. JACINTO

NOTE: Respondent DID NOT
appear for summons
summons
PATAWAG

PARA KAY/KINA: _____

(Mga) Isinusumbong

Sa pamamagitan nito, ikaw ay pinatawag upang humarap sa akin ng personal kasama ang iyong mga testigo, sa ika 27 araw ng henero/july 2023 ganap na ika 5:00 ng umaga. ~~Magp~~gabi upang sagutin ang sumbong na ginawa sa harap ko, na ang sipi ay kalakip nito, para pamagitaan/pagkasunduin ang inyong (mga) alitan ng (mga) nagsusumbong.

Sa pamamagitan nito kayo'y binabalaan na ang inyong pagtanggap o kusang di pagharap bilang pagtalima sa patawag na ito, kayo ay hahadlangan na makapaghain ng ganting-sumbong na magmumula sa nasabing sumbong.

Kung sakali at mabigo ka, haharapin mo ang kaparusahang paglapastangan sa hukuman.

Ngayong ika- _____ araw ng _____, 20__.

NOTE:

RECEIVE COPY:
10:30 AM
6/28/2023

FERDINAND D. GARDUQUE
PUNONG BARANGAY
Punong Barangay Tagapangulo ng Lupon

BRCY. SALINAS-I
CERTIFIED TRUE COPY
EDMUND S. CANSINO
OFFICIAL SECRETARY JUL 05 2023
ISSUED BY: DATE/TIME

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Formularyo ng KP Blg. 9



Republika ng Pilipinas
Lalawigan ng Cavite
Lungsod ng Bacoor
Barangay SALINAS I



TANGGAPAN NG LUPONG TAGAPAMAYAPA

Juni 24, 2023
Petsa

Ferdinando B. Garduque
649 S. No. 51, Camon's Center
(Mga) Nagsusumbong
-laban kay/kina-

Usapin ng Barangay Blg. 06-398-2023
Ukol sa: Proposa: Mga Titulo NG

Lyda Bantilo
653 S. No. 51, Camon's Center
(Mga) Isinumbong

WPN
7-4-23
Ferdinando B. Garduque
Punong Barangay

Nota: Respondent ATENIDO THE
AND HUMANITY BUT TO NO MORE
CAN NOT PRODUCE THE
LAND TITLE BEING CURRENT
MY COMPLAINT

Ferdinando B. Garduque
7/4/23
Lyda Bantilo

PARA KAY/KINA: _____
(Mga) Isinusumbong

Sa pamamagitan nito, ikaw ay pinatawag upang humarap sa akin ng personal kasama ang iyong mga testigo, sa ika 4 araw ng hugay/dung 2023 ganap na ika 3:00 ng umagang/gabi upang sagutin ang sumbong na ginawa sa harap ko, na ang sipi ay kalakip nito, para pamagitnaan/pagkasunduin ang inyong (mga) alitan ng (mga) nagsusumbong.

Sa pamamagitan nito kayo'y binabalaan na ang inyong pagtanggì o kusang di pagharap bilang pagtalima sa patawag na ito, kayo ay hahadlangan na makapaghain ng ganting-sumbong na magmumula sa nasabing sumbong.

Kung sakali at mabigo ka, haharapin mo ang kaparusahang paglapastangan sa hukuman.

Ngayong ika-____ araw ng _____, 20__

Ferdinando B. Garduque
Punong Barangay/Tagapangulo ng Lupong

BRCY. SALINAS-1
CERTIFIED TRUE COPY
Edhea B. Cansino
BARANGAY SECRETARY
ISSUED BY: DATE/TIME: JUL 05 2023

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QUEEN OF PEACE VILLE HOA INC.
Salinas 1 City of Bacoor

Date: FEB, 23, 2023

HON. STRIKE B. REVILLA
 City Mayor
 Bacoor City Cavite



Thru: **Atty. Jesson Labao**

Housing Urban Development and Resettlement Department.

Ako po si **JOEL NATO**, President Elect ng **Queen of Peace Ville** located sa Salinas 1, Bacoor City Cavite.

Ako po, kasama ng isang daan animnaput-walo (168) miyembro ng aming Subdivision.

Kami po ay nakakuha ng murang lupa na aming kasalukuyang tinitirahan ngayon, noong Oktubre taong 2011. Ito po ay inialok ng isang nagpakilalang sila ay Developer, **MARIO SONGUAD** at **LYDIA BABATIO**. Nakasaad sa aming Agreement na ito ay hulugan at ipapasok sa **Community Mortgage Program (CMP)** Housing po sa madaling salita. Lumipas po ang taon at kami ay nirecontract rula **MARIO SONGUAD** bilang **Direct Selling** noong taong 2014 patuloy pa rin po ang kanilang paniningil sa aming miyembro. Dumating po ang taong 2019, saka lang po sila mag - aayos ng mga dokumento na dapat noon pa nila ginawa, hanggang sa kinamatayan po ito ni **MARIO SONGUAD** na di tapos nasisimulan ang mga dapat ayusin.

Taong **January 2022**, kami po ay naglakas loob ng magbuo ng Samahan at nagpa eleksyon upang maging matatag ang aming Samahan.

Nang panahon na iyon aming natuklasan na madaming problema ang kinakaharap ng aming subdivision.

OFFICE OF THE CITY MAYOR CITY OF BACOR, CAVITE	
Reference no.:	<u>1490</u>
Received by:	<u>JOY</u>
Date / Time:	<u>2-23-23 / 3:48</u>
(927) 481-4100 loc. 411 or 09271891751	

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Kaya po minarapat naming dumulog sa inyong tanggapan upang humingi ng tulong. Maraming beses na po kami nagtry na kausapin ang Secretary ni MARIO SONGUAD na si LYDIA BABATIO na siya ang pinaghahabilinan o siya ang binigyan ni MARIO SONGUAD ng (SPA) Special Power of Attorney, upang siya ang magpatuloy ng Proyekto. Pero mas ninanais po naming mga miyembro ng Queen of Peace na ang HOA na po namin ang mag -ayos.

Kami po ay humihingi sa inyo o nagrerequest na sana po ay makaavail kami ng Libreng Legal Attorney para po sa Paghahain namin ng kaso laban kay LYDIA BABATIO.

Ang mga Problema po na kanilang di naayos ay ...

1. Right of Way
2. Open Space
3. Capital Gain Tax
4. Mga Taxes sa Lupa
5. Pinangakong Development sa Subdivision
6. Paniningil ng P15K para sa approved plan
7. Pagpataw ng penalty
8. Paniningil ni Lydia ng walang Authorization para maningil
9. Pag iisue ng pekeng resibo

Ilan lang po yan sa kanyang kakaharapin na problema. Wala na po kaming maasahan sa kanya, kaya kami po ay lumapit na sa inyo.

Kalakip po ng liham ng ito ang petisyon ng mga miyembro, endorsement galing sa barangay at mga pekeng resibo.

Kaya po Hon. Mayor Strike B. Revilla marami pong Salamat sa inyong tugon at magiging tugon pa sa aming mga suliranin sa aming subdivision.

Maraming Salamat po!!!

Joel Nato
President
Queen of Peace Ville

CP # 09978146246

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QUEEN OF PEACE VILLE HOA INC.
Salinas 1 City of Bacoor
Email: queenofpeacevillehoainc@gmail.com
Contact No.09608928267

June 7, 2023

Sa mga Kinauukulan,
Magandang Araw!

Ako po si **JOEL P. NATO**, Presidente ng **QUEEN OF PEACE VILLE HOA INC.** Salinas 1 Bacoor City , Sampu (10) ng ng aking mga opisyales at miyembro ay humihingi po ng tulong sa inyo, para po malinawan ng lahat ang mga pangyayari sa aming nasasakupan.

Kami po ay nagpapatawag ng pagpupulong sa inyo, June 14, 2023 sa ganap na 1:00 pm, Wednesday na gaganapin sa **JOEL NATO's House**.

1. **LYDIA BABATIO**
2. **SUSAN RANES**
3. **HELENITA AT ALFREDO TIRONA**
4. **INES TIRONA EJERCITO O RONALDO EJERCITO**
5. **DELFIN CRISOLOGO**
6. **KAP. SONNY GARDUQUE**

Kasama din po ang mga taga City Hall na sina:

1. **Mam Ligaya A. Cas**
2. **Sir Fidel Dones**
3. **Atty. Nathan De Leon**

Na pawang taga **Housing Urban Development and Resettlement Department (HUDRD)**. Upang makatulong makapagpaliwanang sa lahat para sa usaping legal. Kami po ay umaasa sa inyong pagdalo upang ang Queen of Peace Ville po ay maging mapayapa ng talaga. Kami po ay maka-move on na, na matagal na rin naming inaasam.

Salamat po sa lahat! God Bless...


Jeanfer Quipia
Secretary




Joel P. Nato
President

DATE & TIME: 06/14/2023 11:58 AM
RECEIVED BY: KIM
CONTROL NUMBER: 107

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ATTENTION :
GOOD DAY!!

WHAT : QPV
HOMEOWNERS MEETING
(part of HELENITA TIRONA
AREA)

WHEN : JUNE 4, SUNDAY
@ 3PM

WHERE : QPV (DePoy
Crisologo property area)
ipil ipil tree.

AGENDA : LOT TRANSFER
UPDATE With Ms.
HELENITA TIRONA (past
land owner) , Mr. Delfin
Crisologo and Ms. Susan
Ranes.. Lydia B.

Thank you! Have a Blessed
day!

17:01

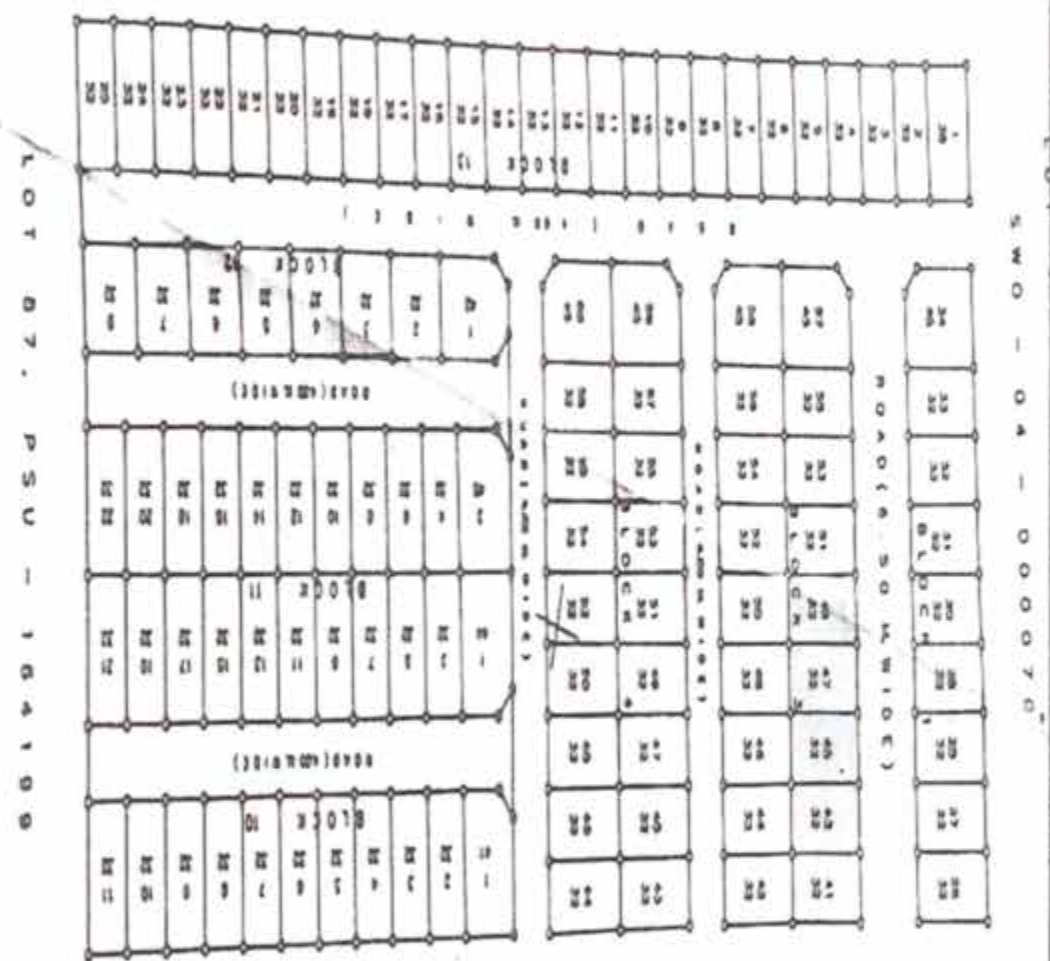
[BACK](#)



1 d/c

LOT 08 - 101

(LRC) 450 - 28084



LOTE NI DELFIN CRISOLOGO

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Republic of the Philippines
Province of Cavite
City of Bacoor
BARANGAY SALINAS I
OFFICE OF THE SANGGUNIANG BARANGAY
Tel. No. (046) 884-6794
barangaysalinasuno@gmail.com



BARANGAY COUNCIL

FERDINAND R. GARDUQUE
(Punong Barangay)

MICHAEL A. MIRANDA
(Kagawad)
Committee on Finance / Appropriation

MICHAEL P. EVARISTO
(Kagawad)
Committee on Ways and Means

LYNDON G. SANTOS
(Kagawad)
Committee on Livelihood

PEPITO S. SANTOS
(Kagawad)
Committee on Education

MILANIO S. SANTOS
(Kagawad)
Committee on Health and Nutrition
Committee on Women and Children

DONN C. CRISOSTOMO
(Kagawad)
Committee on Peace and Order

FERDINAND K. BELLON
(Kagawad)
Committee on Environmental
Protection

PETER JOSHUA A. OCAMPO
(SK Chairman)
Chairman on Youth and
Sports Development

MYLA S. LIWANAG
(Barangay Treasurer)

EDHEA S. CANSINO
(Barangay Secretary)

12 September 2022

To Whom It May Concern:

The office of Barangay Salinas I is endorsing your good office for appropriate action, **MR. JOEL NATO**, legal age, and a resident of Block 6 Lot 18-20 Queen of Peace Ville, Salinas I, Bacoor City, Cavite. As regards her request for investigation against our constituent, **MS. LYDIA BABATIO**, legal age, with address at 6th St., Salinas I, Bacoor City, Cavite. Attached herewith blotter report for your reference.

In this regard, we seek your assistance on this matter and request that you update us of any development with respect to the same.

Thank you and best regards.

Truly yours,


FERDINAND R. GARDUQUE
Punong Barangay

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LIBR US-721-2022
 BRCV. SALINAS-1
 CERTIFIED TRUE COPY

DATE AUG. 16 2022
 TIME 1:26 PM
 NAME JOEL NATO ETAL
 ADD. B/LK LT 18-20 QUEEN OF PEACE VILLE SALINAS
 CP NO. 09978146246

ISSUED BY EDREA S. CANSINO
 RAGANAY SECRETARY SEP 12 2022
 DATE/TIME

RESPONDENT LYDIA BABATIO
 ADD. 6TH ST. SALINAS I. BACOR CITY

RESPONDENT SUSAN RAMES
 GALATANG.

AKO SI JOEL NATO PRESIDENT
 NG QUEEN OF PEACE VILLE SUBD. HOA
 SAMPU NG AKING MGA KASAMAAN
 SA HOA AY NAGHAHANAP NA
 MALUNAWAN KAY LYDIA BABATIO AT
 SUSAN RAMES KUNG ANO NA
 ANG DINACAWANILA SA AMING GA
 GAMITIN. SAMAN NA DOCUMENTO
 PARA SA AMING DEVELOPMENT AT
 KUNG ANO PA BA ANG MAGABAWA
 NILA SA KABILA NG PAININGIL
 BAYAD NA ANG KARAMHAN. KAMI
 PO AY NAGHAHANAP LAMANG NG
 KASAGUTAN.

JOEL NATO

BERNARDINO M. Jimenez
 BUREAU EX-0

NOTE FRI AUG 19 AT 4:00 PM

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QUEEN OF PEACE VILLE HOA INC.
Salinas 1 City of Bacoor

STATEMENT

JOEL P. NATO
Queen of Peace President

Sa simula ay nakipag usap ang mga nagnangalang MR. MARIO SONGUAD (nagpakilalang developer) LYDIA BABATIO (Secretary ng Developer), RANDY at MARY ANN GERVACIO (mag asawang ahente) at MR. DELFIN CRISLOGO (kamag anak ng may-ari at ahente) kila ALFREDO TIRONA ET AL at INES TIRONA EJERCITO (mga may -ari ng lupa na may Title no. T-107987 at T-1121871) upang ang kanilang mga lote ay gawin subd. Inalok sila na ito ay ipapasok sa Programa ng Gobyerno na Cummunity Mortgage Program (CMP) sila ay babayaran sa loob lang ng (3) tatlong taon. Sila ALFREDO TIRONA ET AL po ay humiling na bayaran sila ng mas mababa na ahalaga pero sila po ay wala ng iintindihin sa mga bayarin (Taxes). Ang kanilang lote po na may sukat na kulang-kulang kalahating Ektarya (4,999 sqm) ay babayaran laman ng 1,000/sqm. sa napagakasunduang 1, 800/sqm. Five Million Pesos (P5,000,000.00), at matatangagp naman ng INES TIRONA EJERCITO, ang natitira sa nasabing kasunduan na Thirteen Million Pesos (P13,000,000.00) na ang kabuuan ay Eighteen Million Pesos (P18,000,00.00) na kaakibat ng lahat na pweding maging usapin sa huli.

Oct 2011, Binuksan ang Queen of Peace Ville Subd. upang ialok naman sa mga tao. Inalok po kami sa halagang One Hundred Thirty-Five Thousand Pesos (P135,000.00)/sqm. kailangan po naming magbayad ng Registration Survey Fee at Backfill tas downpayment para sa Equity.

SURVEY, BACKFILL, REG. = P7,500
EQUITY = P54,000
CMP = P80,000 /

Yan po ang mga babayaran po naming kasama pa rin po sa sinabi nila ito ay may Right of Way. Kami po ay nagbayad na nag Registration at Equity. ngunit ang developer na tinatawag ay nagpagawa lang ng Drainage upang maibukod ang Blk. By Blk. Ng Subd. at ang Backfill ay wala. Hindi din po naipasok sa CMP ang QUEEN OF PEACE bagkus kami po ay NIRECONTRACT at DIRECT SELLING ng 2014 October. Ang P80,000 for CMP ay ginawang hulugan P1,666.00 kada buwan. Ito rin po ay nagtagal ng Kakaunti lang din ang naghuhulog. Dahil ang mga tao ay nagdududa na rin sa kanila.

2018 October, ay nagpa GENERAL MEETING uli ang Developer at ang Secretary na si LYDIA na may kasama dawn a mag aayos ng mga papel ng QUEEN OF PEACE at Title namin. Nasa meeting ang Developer, Secretary Landowner ni si RONALDO TIRONA EJERCITO, SUSAN RANES at ako . Sila-sila ay nag uusap tungkol sa mga Taxes na babayaran at sa Tao ibabato. Personal ko po narinig iyon. At sinabi ng Developer ng magbayad sila ng Penalty bawat lote at ideretcho na ang bayad sa Opisina nila. Nangingil ang SUSAN RANES ng P15K bilang bayad sa kanyang Serbisyo. (Survey Fee Certification of Full Payment, Deed of Sale at Technical Description . Nangako si SUSAN RANES na tatlohanggang animna buwan ito ay matatapos na at paribagong P50K to P60K ang

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babayaran daw para sa titulo ng mga lupa sa mga may-ari upang simulant ang Project. Ngunit paglipas ng mga ilang buwan at inabot na ng ilan taon. Kahit isang Legit na kaperasong papel ay wala maipakita. Kahit ang karamihan ay bayad na.

Nagkagalit ang Developer at ang SUSAN RANES sa di ko alam na dahilan, Kaya lalong tumagal ang Project.

Inatake sa Puso ang Developer hanggang sa namatay. Nagpagawa ang Sekretarya na si LYDIA BABATIO ng SPA na turo ng SUSAN RANES para matuloy ang Project. Ang SPA ay kailangan mapirmahan ng landowner, ngunit tinanggihan ito. Dahil alam na ang landowner ang estilo ng SUSAN AT LYDIA. Gumawa uli sila ng SPA na developer naman ang pipirma. Subalit Nakita ko na ang date MARCH 19, 2019 ay malakas pa ang Developer tanong ko sa kanila, "PAANO KAYO PIPIRMAHAN NIYAN , EH GALIT SA INYO, Inatake sa puso ang developer ay bandang Septembar ng taong 2019. Tapos inilabas nila nag SPA February 2022 samantalang magkakaharap kami nila SUSAN RANES, LYDIA BABATIO at ako (JOEL NATO) bilang President ng HOA na ang sabi ni SUSAN RANES ay "gawa tayo ng SPA galing kay MARIO SONGUAD." Ngunit isang tanong ko pa rin sa kanila "PAANO IYONG PIPIRMA EH STROKE NGA." Pero ang date nga March 19, 2019

Gumawa uli sila ng pangalawang SPA, ang Thumbmark naman ang ginamit. Nakumbinsi ako n Legit na ang SPA pero binayaran nila ang Developer para sa Thumbmark pambili ng gamut, ginamit nila ang SPA upang makapaningil uli. Sila ay nakapaningil na ng mahigit isang milyon (P1,000,000.00) pero wala pa rin silang nagagawa kahit kaperasong Legit na Papel.

Dec. 2022 namatay na po ang Developer at hindi pa rin natigil ng paniningil sa kabilang mga paalala ko sa aking mga member. Sa kabuuan ay nakasingil na sila ng P1.7M (P1,700,000.00)

Kinuwestiyon nila ang pagiging opisyal na naging HOA at nais nila LYDIA BABATIO siya ang President. Dinulog niya ito sa City Hall ngunit, ako po ang kinatigan sapagkat legit na kami ay may nagyaring Election February 2, 2023. Kami po ay nagparehistro sa (DHSUD) Department of Human Settlement and Urban Development at nabigyan kami ng Certification ng April 20, 2023. Sila ang nagpatawag ng meeting tru mam LIGAYA ARAO (City Hall Representative) Sila ay nag initiate upang ibalik ang titulo na kinuha nila kapalit ng mga masisingil pa nila ng mga may Balance pa na member ngunit ang tanong ng Abogado sa City Hall, " IKAW BA AY MAY INABONO SA PROJECT, IKAW BA AY MAY BINTAWANG PERA PARA SA PROJECT O DAPAT BANG IKAW ANG MANINGIL, MERON KA BANG AUTHORIZATION PARA MANINGIL." Ang sagot niya ay "WALA PO". Sinabi rin po ng Abogado sa City Hall na kung may masisingil pa ay sa HOA na mapupunta. Binigyan siya ng pagkakataon ng Atty. Na kung karapat dapat siya maningil gumawa siya ng Accounting at Kami rin pong HOA ay Mag Accounting at siya ay nakipagkasundo ng siya ay aattend ng General Meeting ng May 21, 2023 ngunit hindi siya umattend. Hindi niya po tinupad ang kanyang mga sinabi sa Meeting sa City Hall Bagkus ay nakuha pang magpasukat sa kabilang LOTE at ito ay nais nya uli gawin katulad sa amin. Madami na pong nalolokong tao itong si LYDIA BABATIO developer na walang Lisensya dapat ay aksyonan na ito ng kinauukulan.


JOEL NATO

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4/10/22

To Whom It May Concern,

Magandang Araw! Kami po na mga residente ng Queen of Peace Ville Salinas I, Bacoor Cavite, ay nagkaisa ngayon. Ito -10, ng Abril, 2022, na idulog sa inyong tanggapan ang aming problemang kinahaharap. Nau po namin ng malnaw na kasagutan at matatagap sina Lydia Babato at Susan Ranes na siyang nomamahala ng Queen of Peace Ville.

Ang mga sumusunod na pangalan ay ang mga miyembro ng Queen of Peace:

- | NAME | SIGNATURE |
|-----------------------------------|-----------|
| 1. EMMA V. BOLICHA | |
| 2. EUGENIE M. PAREDES / ginaibong | |
| 3. Rosella Zapata | |
| 4. Dugie Zapata | |
| 5. MACIA Gemma V. MENDOZA | |
| 6. ELENITA FAYE | |
| 7. Shirley Baldomar | |
| 8. Beverly Lovetiq | |
| 9. MARIEL SIBILLO | |
| 10. Jherwin Sazon | |
| 11. Regie Lachica | |
| 12. RODRIGO REYES | |
| 13. Editha fernando | |
| 14. JORGE S. BAYO JR. | |
| 15. JAIME R. PEREZ 2 | |
| 16. Jean Paul C. Quijia | |
| 17. JOSEPH CASTRO | |
| 18. MARC HUBERT M. GUAN | |
| 19. Fx CAINE | |
| 20. DOMINGO SOLIMON | |
| 21. NICOMEDES NIPES | |
| 22. JOEL MATA | |
| 23. Jennifer Sula | |
| 24. Adam LABRU | |

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- 54. MARIFE a HAMILDO
- 57. DEN MARK DASIGAN
- 58. MARJIE DASIGAN
- 59. MARK ANGELO DASIGAN
- 60. MELINDA DASIGAN
- 61. NORA XABARRA
- 62. DELIA ANA
- 63. MARCO MARCO
- 64. FRANK MARCO
- 65. GUSTAVO C. QUARON
- 66. MICHELE AGUIPAY
- 67. JIMMY N
- 68. MARY AN N
- 69. JOSEPH N
- 70. PACHELLO ANTONIO SAMILLA

Milomilda
Den Mark
Marjie
Mark Angelo
Melinda
Nora
Delia Ana
Marco
Frank
Gustavo C. Quaron
Michelle
Jimmy N
Mary Ann N
Joseph N
Pachello Antonio Samilla

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15. ARCHIE P. VILLALBA
16. Gine L Bayguin
17. AIDA GULBID
18. Anelyn E. Gragas
19. Polanda Aguilar
20. Anelyn Aguilar
21. Myra Amadorio
22. Genesita Cabugos
23. Cirilo Cabugos
24. Jucetha Fedayo
25. Cindy Jacob
26. Fredelyn de Guzman
27. Elvira Alarcon
28. Geneva Cordero
29. ERNA T. PINAL
30. Marites Abelleza
31. SEDNY L. MIRABITE
32. Samuel Hatinday
33. EDMOND CHRISTOPHER L.
34. ADAM ISABELO
35. RAMIE SERAFINO
36. LOURDES SERAFINO
37. ROMMEL A. ESTACIO
38. Rizalito M. Magaña Jr.
39. ~~JORLITO S. BACOR~~
40. Polanda Aguilar
41. Yolanda Madam
42. Cely Larcena
43. Jim Perez
44. RONALD MALAYAO
45. ALLEN J. MAGNO
46. Ferdinand Labista

- Archie
Gine Bayguin
Aida
Anelyn
Polanda
Anelyn
Myra
Genesita
Cirilo
Jucetha
Cindy
Fredelyn
Elvira
Geneva
ERNA
Marites
SEDNY
Samuel
EDMOND
ADAM
RAMIE
LOURDES
ROMMEL
Rizalito
~~JORLITO~~
Polanda
Yolanda
Cely
Jim
RONALD
ALLEN
Ferdinand

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MEMORANDUM OF AGREEMENT

KNOW ALL BY THESE PRESENTS:

This Memorandum of Agreement is made and entered into by and between:

ALFREDO E. TIRONA, of legal age, married, Filipino, and resident of 818 Salinas 1, Bacoor, Cavite, and RONALDO T. EJECITO, of legal age, Filipino, and resident of 404 Padre Pio St. Caridad, Cavite City, Collectively hereinafter referred as the FIRST PARTY.

-And-

QUEEN OF PEACE VILL. HOMEOWNERS ASSOCIATION INC. represented by their president MARIO P. SONGUAD, currently president and community developer of UCV VILLAGE, Sapang Bijo, Ligid Tipas, Taguig City, an association duly existed under the law and registered at Securities and Exchange Commission and at the Housing Land Used and Regulatory Board, referred to as the SECOND PARTY.

-WITNESSETH: that-

WHEREAS, the FIRST PARTY is the absolute owner of (2) parcels of land located at Brgy. Salinas 1, Bacoor Cavite, with a total area of nine thousand nine hundred ninety eight (9,998 SQM) covered by transfer certificate of titles nos. T-107987- T- 1121871 and more particularly described to wit:

**TRANSFER CERTIFICATE OF TITLE
NO. T-107987**

"A parcel of land (lot 88-E of the subd. Plan (LRC) Psd 289094, approved as a non-subd. project, being a portion of 88, Psu -164199, Swo -03-000070, of Cavite, Island of Luzon."

**TRANSFER CERTIFICATE OF TITLE
No. T-1121871**

"A parcel of land (88-D of the subd. Plan (LRC) Psd -289094, approved as a non-subd. Project, being a portion of lot 88, Psu -164199, Swo -04-000070, LRC Reg. No. 164199, situated in the Bo. Salinas 1, Municipal of Bacoor, Province of Cavite, Island of Luzon."

WHEREAS, the SECOND PARTY intend to buy the said two (2) parcels of land to be used for community settler purposes.

WHEREAS, the FIRST PARTY is willing to sell the said parcels of land to SECOND PARTY with a total area of nine thousand nine hundred ninety eight (9,998 Sq. M).

WHEREAS, both parties agreed to have that parcels of land negotiated under urban poor act and thru Community Mortgage Program (CMP) to be funded by Social Housing Financing Institution.

NOW, Therefore, for and in consideration of the foregoing, and the sum of PESOS EIGHTEEN MILLION PESOS (Php. 18,000,000.00) Philippine currency, value of which is hereby acknowledge by the FIRST PARTY to her full capacity hereby SELL, CONVEYS and TRANSFER in manner of full knowledge and irrevocable to the SECOND PARTY. I

1. That the total amount of FOUR MILLION NINE HUNDRED NINETY NINE THOUSAND PESOS (p 4,999,000.00) as "NET CASH PRICE" of one (1) parcels of land to which shall be payable in four (4) months time and such shall not exceed to six (6) months.
2. That there shall be five (5) percent penalty on overdue amount.
3. That the balance amount of THIRTEEN MILLION ONE THOUSAND PESOS (Php. 13,001,000.00) shall be paid by the SECOND PARTY thru and upon release of loan at the community mortgage.
4. That the length of payment for the said balance shall not exceed to 18 months starting and upon completion of paragraph 1.

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5. That there shall be a two (2%) percent per month interest or 24 percent per annum, (24%) after a due and reasonable grace. Period for extension of payment has been approved.
6. That the capital gain tax, documentary stamp tax, transfer tax, shall be for the account of the FIRST PARTY.
7. That the five percent (5%) or broker's commission shall be equality divided in the name of (2) person, namely ANN GERVAPIO and DELFIN CRISOLOGO and such shall be at the account of the FIRST PARTY.
8. That upon signing, there shall be forty (40) working days to effect the said term and condition. However, SECOND PARTY planning and pre-selling are excluded.
9. That the event of suit brought against the FIRST PARTY and/or the SECOND PARTY by any of the occupant of the property subject hereof, the PARTY may incur depending and/or comprising such suit;
10. That the SECOND PARTY at its sole expense likewise apply and work for the conversion of the subject lot from agricultural to residential at the Department of Agrarian reform only.
11. That the FIRST PARTY undertakes to transfer and deliver to the SECOND PARTY the transfer files in name of the same to a guaranteed and serves as requirement of the Social Housing Financing Institution and such shall be made upon completion of payment.
12. That in case of fortuitous events should supervene, SECOND PARTY shall be given reasonable time of extension from the cessation of the fortuitous events provided that such extension shall not exceed to (6) months.
13. In compliance of the said agreement shall be dealt of forfeitures at the agreed refundable condition of 70% for the SECOND PARTY and 30% for the FIRST PARTY.

IN WITNESS WHEREOF, the have here unto set their hand this _____ the day of _____ at _____

RODOLFO T. EJERITO
First Party
Alfredo E. Tirona
ALFREDO E. TIRONA
First Party

QUEEN OF PEACE VILLE
ASSOCIATION INC.
SALINAS, BACOR, CAVITE

By *Mario P. Songwad*
MARIO P. SONGWAD
President/Community Developer
Second Party

SIGNED IN THE PRESENCE OF *Alfredo E. Tirona*

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)

BEFORE ME, A notary public for and in _____) Se
This _____ day of _____ personally appeared:

Name	Res. Cert. No.	Date/ Place/Issue
1. Mario P. Songwad	---	---
2. Alfredo E. Tirona	---	---
3. Rodolfo T. Ejerito	---	---

Known to me and to be known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same are their own free voluntary act and deed herein.

This instrument consisting of _____ () Pages including this whereon the acknowledgment clause is written, signed by both parties together with instrumental witnesses and each, and every page hereof, sealed with my notarial seal, refers to as Memorandum of Agreement.

WITNESS MY HAND AND SEAL on the date, year, and place first above written.
Doc. No. _____
Page No. _____
Book No. _____

NOTARY PUBLIC

[BACK](#)



BIRTA FORM NO. 4-2004

TAX DECLARATION OF REAL PROPERTY

TD No: 03-0009-06563 PIN _____

Owner: MATEO, VICENTE WITO LASTRELLA, AMANCIA TIN _____

Address: BACOOD CAVITE Telephone No _____

Administrator/Beneficial User: _____ TIN _____

Address: _____ Telephone No _____

Location of Property: _____ HABAY CITY OF BACOOD, CAVITE

(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CCT/CLDA No: T Survey No: DSH-04 010032

Dated: _____ Lot No: _____

Cadastral Lot No: _____ Block no: _____

Boundaries: North Refer to Plan; South _____

East _____ West _____

KIND OF PROPERTY ASSESSED

LAND MACHINERY (Brief Description) _____

BUILDING (No. of Storeroys, Brief Description) _____

Others: Specify _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURE	0.8055 HAs	189,758.38	AGRICULTURAL	30 % Pkg	75,910.00

Total Pkg: 189,758.38 Pkg: 75,910.00

Total Assessed Value SEVENTY-FIVE THOUSAND NINE HUNDRED TEN AND 00/100 (Amount in Words)

Taxable Exempt

Approved By: _____

Effectivity of Assessment/Reassessment: 2011 _____ 2011 _____

RAYMUNDO D. SALAZAR Provincial Assessor TEODORO L. DAYDAY Municipal Assessor

03-0009-06563 2021 Cavity Survey NAME _____ Date _____

This declaration cancels TD No _____

Previous A.V. (Land) Pkg: 75,910.00 Pkg _____

Memoranda _____

Note: * This declaration is for real property taxation purposes only, and the value indicated herein are based on the schedule of market values prepared for the purpose and only enacted into law by the Sangguniang Pangalabang under 12 hours after the date signed. Major 10,000 to 999,999 and values shall apply until the ownership is legal title at the property.

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REPUBLIC OF THE PHILIPPINES
CITY OF BACOR

OFFICE OF THE CITY TREASURER

REAL PROPERTY TAX BILL
REAL PROPERTY TAX DIVISION
Computation As of November 03, 2014

Name of Tax Payer: DE GUISA, PABLO (SINGLE)				Location of Property:			
Address: BACOR CAVITE				TTR No.	Scope: 2015-1 to Dec 2015-4		
				PIN: 022-00-0009-02-407-0000	Lot/Blk No. 1 of Area 0.87 Hec		
TRP	Kind	Assessed Value	Year	Basic	SIF Penalty	Discount	Total Tax
05-0009-02037	AGR-Land	75,900.00	2015	758.00	758.00	0.00	1,214.4
Sub Total							P1,214.4

Control Number: 479743

EPSP 360.0
GRAND TOTAL 1,574.4

NOTE:

1. Kindly inform this office of any error or omission that you have discovered in this Bill.
2. Please present this Bill to this Office when payment is made.
3. Payment of the said taxes/discounts/interest is up to November 2014.
4. Failure to pay the aforementioned real property taxes within twenty (20) days from receipt hereof will force this office to apply the remedial measures provided under Sec. 256 of R.A. 7160 to enforce collection of the same.
5. Please disregard this Bill in case you have paid your taxes.

Computed By

CRISTY M. BERNARDO
CLERK

Certified Correct By

ATTY. EDITH C. NAPALAN
CITY TREASURER

ACKNOWLEDGEMENT

Date _____
Signature _____
Printed Name _____
Property Owner/Administrator/Representative



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REPUBLIC OF THE PHILIPPINES
CITY OF BACOR

OFFICE OF THE CITY TREASURER

REAL PROPERTY TAX BILL

REAL PROPERTY TAX DIVISION

Computation As of November 03, 2014

Tax Payer: MATEO, VICENTE M/TO LASTNELLA, AMANCIA				Location of Property:			
M/ BACOR CAVITE				Title No. T: PIN: 022-03-0003-04-004-0000	Scope: 1997-1 to Nov 2014-4		
AR#	Kind	Assessed Value	Year	Base	STF Penalty	Discount	Total Tax
09-04180	AGR-Land	52,170.00	1997	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	1998	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	1999	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2000	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2001	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2002	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2003	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2004	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2005	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2006	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2007	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2008	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2009	521.70	521.70	751.24	1,794.64
	AGR-Land	52,170.00	2010	521.70	521.70	751.24	1,794.64
009-09503	AGR-Land	75,910.00	2011	759.10	759.10	1,069.10	2,617.30
	AGR-Land	75,910.00	2012	759.10	759.10	1,062.74	2,580.94
	AGR-Land	75,910.00	2013	759.10	759.10	606.38	2,124.58
	AGR-Land	75,910.00	2014	759.10	759.10	250.90	1,760.10
Sub Total							14,302.48

Control Number: 479742

14,302.48

EPSP 3,600.00

GRAND TOTAL 37,902.48

E

Kindly inform this office of any error or omission that you have discovered in this Bill.

- Please present this Bill to this Office when payment is made.
- Payment of the said taxes/discounts/interest is up to November 2014.
- Failure to pay the aforementioned real property taxes within twenty (20) days from receipt hereof will force this office to apply the remedial measures provided under Sec. 265 of R.A. 7180 to enforce collection of the same.
- Please disregard this Bill in case you have paid your taxes.

Computed By

CRISTY M. BERNARDO
CLERK

Checked/Corrected By

ATTY. EDITH C. NAPALAN
CITY TREASURER

ACKNOWLEDGEMENT

By: _____
Signature: _____
Printed Name: _____
Capacity: Owner/Administrator/Representative

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RPTA FORM NO. 4-2004

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0009-02037 PIN _____

Owner: DE GUIA, PABLO (SINGLE) TIN: _____

Address: BACODR CAVITE Telephone No. _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. _____

Location of Property: _____ HABAY _____ CITY OF BACODR, CAVITE

(Number and Street) (Barangay/District) (Municipality & Province/City)

DCT/TCT/CCT/CLOA No. _____ Survey No. _____

Date(s) _____ Lot No. _____

Cadastral Lot No. _____ Block no. _____

Boundaries

North: REFER TO PLAN South: _____

East: _____ West: _____

KIND OF PROPERTY ASSESSED

LAND MACHINERY
Brief Description: _____

BUILDING Others:
Brief Description: _____ Specify: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURE	0.8681 has	Php 189,746.55	AGRICULTURAL	AG	Php 75,900.00
Total		Php 189,746.55			Php 75,900.00

Total Assessed Value: SEVENTY FIVE THOUSAND NINE HUNDRED AND XX / 100
(Amount in Words)

Taxable Exempt

Effectivity of Assessment / Reassessment: 1st 2nd

Approved By:

RAYMUNDO D. SALAZAR Provincial Assessor TEODORO L. DAYDAY Municipal Assessor 08/04/2010 Date

This declaration cancels TD No. 03-000-02008 Owner: SAME NAME

Previous A.V. (Land) Php: 52,160.00 Improvement: Php: _____

Memoranda: _____

Note: This declaration is for real property taxation purposes only and the value indicated herein are based on the schedule of market value prepared for the purpose and duly applied into an Ordinance by the Sangguniang Panlalawigan, under Ordinance No. 60-014 Series March 15, 2009. It does not and cannot itself alone confer any ownership or legal title in the property.

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<p>RESTRICTIONS</p> <p>1. MOPEDS/LESS/POWERED CYCLES</p> <p>2. VEHICLE UP TO 450 KG'S & 4 W</p> <p>3. VEHICLE ABOVE 450 KG'S & 4 W</p> <p>4. AUTOMATIC CLUTCH UP TO 450 KG'S & 4 W</p> <p>5. AUTOMATIC CLUTCH ABOVE 450 KG'S & 4 W</p> <p>6. ARTICULATED VEHICLE 450 KG'S & 4 W & BELOW</p> <p>7. ARTICULATED VEHICLE 450 KG'S ABOVE 4 W</p> <p>8. ARTICULATED VEHICLE 450 KG'S ABOVE 4 W</p> <p>DRINK OPERATION</p> <p>1. NEVER DRINK <input type="checkbox"/> ANY DRINK</p> <p>2. SPECIFIC DRINK</p> <p>UPON 1ST DRINK</p> <p>IN CASE OF EMERGENCY NOTIFY:</p> <p>NAME _____</p> <p>ADDRESS _____</p> <p>TEL. _____</p>	<p>EXEMPTIONS</p> <p>1. HEAD EYE GLASSES</p> <p>2. DRIVE ONLY SPECIAL EQUIP. ADR UNDER 1.500</p> <p>3. DRIVE ONLY SPECIAL EQUIP. ADR UNDER 1.500</p> <p>4. DRIVE ONLY SPECIAL EQUIP. ADR UNDER 1.500</p> <p>5. ACCOMPANIED BY A PEACH PERSONNEL WEARING</p>
--	--

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[BACK](#)



RESTRICTIONS

- 1. MOTORCYCLE (MOTORBIKE) TWO WHEELS
- 2. VEHICLE UP TO 4500 KG G.V.W.
- 3. VEHICLE ABOVE 4500 KG G.V.W.
- 4. AUTOMATIC CLUTCH UP TO 4500 KG G.V.W.
- 5. ARTICULATED VEHICLE (BEHIND 3) IN A RELOP
- 6. ARTICULATED VEHICLE (BEHIND 3) UP TO 4500 KG G.V.W.
- 7. ARTICULATED VEHICLE (BEHIND 3) ABOVE 4500 KG G.V.W.

ORGAN DONATION

WHEREN DONATE ANY ORGAN SPECIFIC ORGAN _____

UPON MY DEATH _____

IN THE CASE OF EMERGENCY NOTIFY

NAME _____

ADDRESS _____

TELEPHONE _____

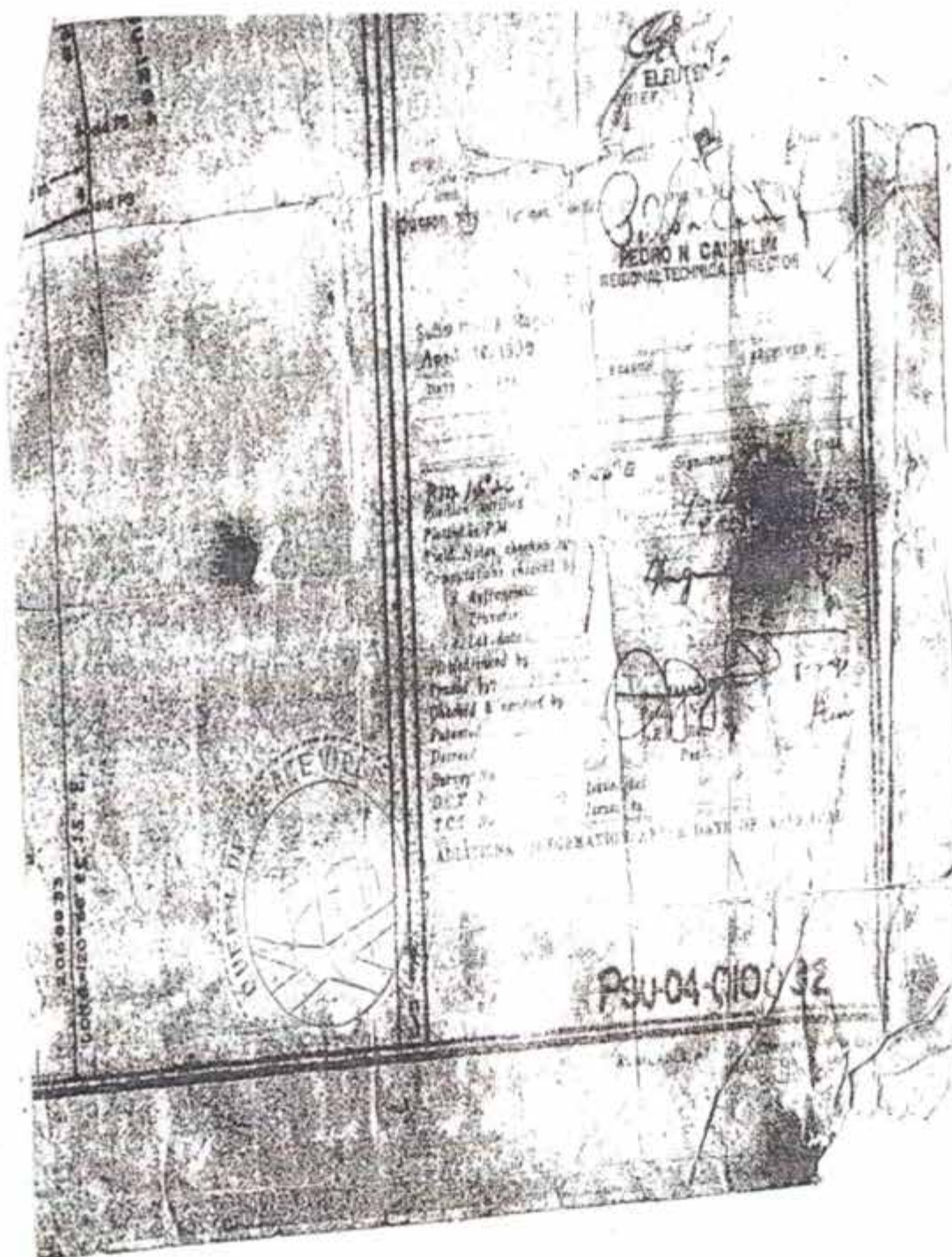
CONDITIONS

- 1. WEAR EYE GLASSES
- 2. DRIVE ONLY WITH SPECIAL EGYPT FOR UPPER LIMBS
- 3. DRIVE ONLY WITH SPECIAL EGYPT FOR LOWER LIMBS
- 4. DRIVE ONLY WITH SPECIAL EGYPT
- 5. ACCOMPANIED BY A PERSON WITH NORMAL HEARING

002048941



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Barangay Council
SALINAS III

Merly B. Poniente
Punong Barangay

Barangay Kagawad

Cynthia R. Pulmones
Komite sa Kalusugan at Sanitasyon

Robert V. Ferma
Komite sa Serbisyong Pangkalahat

Nicasio T. Malvar
Komite sa Inprastrukturang

Nathaniel E. Agustin
Komite sa Kapayapaan at Kaayus

Elena R. Moreno
Komite sa mga Pangangalaga ng Kapaligiran

Donofre L. Angeles
Komite sa Kabataan at Paggaganap ng Isip

Veronica M. Capon
Komite sa mga Gastos/Kalahati at Pamilya

Marisa P. Cabalquinto
Kaldan

Virgilio M. Cuevas, Jr.
Ingiat-Yaman

Barangay Council Office

Republic of the Philippines
CITY OF BACOOD
Barangay Salinas III
Tel No. (046) 471-16-15

BARANGAY BUSINESS CLEARANCE

Registry No. 53-2014

THIS IS TO CERTIFY THAT:

Name of Applicant	1. Mario P. Sanguad
Address	8656 6 th Street Barangay Salinas I, Bacoor City, Cavite
Name of Establishment	1. Queen of Peace Ville (Phase 2)
Business Address	Virgo dulo Salinas III, Bacoor, Cavite
Nature of Business	Developer

Is hereby being granted clearance to operate and conduct the above business/enterprise within the Barangay for the current year until 31st December, 2014.

That the required setback shall be observed and anyway this clearance can be cancelled.

This clearance is being issued upon the request of the aforementioned name for the nature above hereof describe pursuant to Section 152 (C) of RA 7160 (Local Government Code of 1991).

Granted this **28** day of **October**, 2014 at Barangay Salinas III, Bacoor City

Issued By:

VIRGILIO M. CUEVAS, JR.
Ingiat-Yaman

Approved By:

MERLY B. PONIENTE
Punong Barangay

O.R. No. 000473X
Date 10/28/2014



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**FIVE YEARS
INSTALLMENT PLAN**

Lot Area	Share for Roads	Contract Price	Down Payment	Monthly Amortization
34	12.31	169,125.00	25,000.00	2,402.08
36	13.03	179,057.00	25,000.00	2,567.61
37	13.39	184,024.00	25,000.00	2,650.40
38	13.75	188,991.00	25,000.00	2,733.18
39	14.12	193,994.00	25,000.00	2,816.56
40	14.48	198,960.00	25,000.00	2,899.33
41	14.84	203,927.00	25,000.00	2,982.11
44	15.93	218,864.00	25,000.00	3,231.06
46	16.65	228,797.00	25,000.00	3,396.61
47	17.01	233,764.00	25,000.00	3,479.40
48	17.38	238,767.00	25,000.00	3,562.78
50	18.10	248,701.00	25,000.00	3,728.35
51	18.46	253,667.00	25,000.00	3,811.11
52	18.82	258,634.00	25,000.00	3,893.90
53	19.19	263,637.00	25,000.00	3,977.28
54	19.55	268,604.00	25,000.00	4,060.06
55	19.91	273,571.00	25,000.00	4,142.85
57	20.63	283,504.00	25,000.00	4,391.40
58	21.00	288,508.00	25,000.00	4,391.80
60	21.72	298,441.00	25,000.00	4,557.35
62	22.45	308,441.00	25,000.00	4,723.51
67	24.26	333,281.00	25,000.00	5,138.01
84	30.41	417,825.00	25,000.00	6,547.08

Excluded cash out:
 Membership Fee 2,500.00
 Road Backfilling Materials 2,000.00
 Approved Survey 3,000.00



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I understood that the aforementioned association shall have the right to automatically cancel my membership without further notice and forfeit as liquidated damages and whatever other payments I have made in the event of the following:

- (1) Failure on my part to pay any installment as scheduled.
- (2) Withdrawal in my part from this instrument for any reasons whatsoever.

III. OTHER PROVISIONS.

I understood that the right to build any improvement on my lot shall only be accomplished upon payment on the required down payment and the notice to occupy to be issued by the administrator.

I understood that the water connection fees, Meralco connection fees, shall be for my account. However, it shall not hold the association responsible for the delay of Meralco connection of electricity service due to unavoidable circumstances.

I affirmed and I have with all the provision of the foregoing this day _____ at _____

**QUEEN OF PEACE VILLE
ASSOCIATION, INC.**
SALINAS I, BACDOR, CAVITE

Member/Buyer

CTC no. _____
Issued at _____
Issued on _____

Conforme:

Lydia J. Babatio
Document/treasurer

Approved:

Mario P. Sanguad
President / Administrator



[BACK](#)



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That I, PABLO DE GUIA, of legal age, Filipino, widow and with residence at Essential Condominium, Fort Bonifacio Taguig City have named, constituted and appointed REYNALDO B. ADVINCULA, married, of legal age, Filipino with residence at 409 Virgo St. Camella Road, Bacoor Cavite, to be our lawful ATTORNEY-IN-FACT, for my names, place and stead and for my benefit, to do and perform all or any of the following acts and things as follows

- 1 To authorized to transact business regarding my property at Baranggay Salinas 3, Bacoor, Cavite
- 2 To secure and use the bank account of my appointed attorney-in-fact at RCBC BANK as thru channel for deposit of the payment made by Queen of Peace Ville Homeowners Association Inc under bank account number 9-00439421-7
- 3 To prepare all the necessary documents for transfer of portion of lot described as Lot1-A, being included within my property, containing an area of ONE THOUSAND (1,000) SQUARE METERS more or less, as voluntary donated by me
- 4 To pay all the outstanding real estate tax capital gain tax, and other expenses due fore government agencies.

GIVING AND GRANTING UNTO SAID ATTORNEY-IN-FACT, full power and authority to perform as co-owner all and every set and thing whatsoever requisite and necessary to lawfully do or causes to be done by virtue of this instrument.

IN WITNESS WHEREOF, I have hereunto affixed my signature this _____ day of _____ Philippines.

+ *Reynaldo Advincula*
REYNALDO ADVINCULA
(Attorney-in-Fact)



Pablo de Guia
PABLO DE GUIA
(Principal)

SIGNED IN THE PRESENCE OF

[Signature]

[Signature]

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ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
MUNICIPALITY OF _____) S S

BEFORE ME, a Notary Public for and in the municipality/City _____
MANILA on this _____ day of _____ 18 JUL 2013
_____ appeared;

Name	CTC No.	Place / Date
Pablo De Guia	<u>180446918</u>	<u>TAGUIG CITY</u>
Reynaldo Advincula	<u>18951678</u>	<u>BACOR CAVITE</u>

Both known to me to me known to be the same person who executed the foregoing instrument and acknowledge to me that the same are their free will and voluntary act and deed.

I hereby certify that the foregoing instrument refers to a Special Power of Attorney, consisting of two (2) pages including this page where the acknowledgement is written and signed by the parties and their two (2) instrumental witnesses on the proper places and pages

WITNESS MY HAND AND NOTARIAL SEAL.

Doc No. 103
Page No. 11
Book No. 486
Series No. 2013

[Handwritten Signature]
ATTY. _____
11111111
11111111
11111111
11111111



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SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

I, **MARIO P. BONCAB**, of legal age, Filipino, and currently residing at Baybay Dagat, Marikina, Quezon, Philippines, do hereby name, constitute and appoint **LYDIA J. SABATIO**, of legal age, Filipino and residing at No. 17 Alameda St., Tungkang, Taguig City, Philippines, to be my true and lawful Attorney-in-fact and in all name, place and stead, do and perform the following specific acts:

Lydia Sabatio

1. To negotiate and transact with individual, private and government offices regarding transactions of Contract of Lease, Deed of Absolute Sale and Transfer of Lease of the Real Property situated at Salomon A, Esguerra Lawis, Philippines covered by Transfer Certificate of Title No. T-1121671 and its derivative titles under my name, with an area of **FOUR THOUSAND NINE HUNDRED NINETY NINE** square meters (4,999 sqm).
2. To protect my interest in the abovementioned property.
3. To execute and sign Contract of Lease, Deed of Absolute of Sale and any related documents in relation to the abovementioned processing of transfer in connection to all government and private offices.
4. To receive and collect payments in relation to leasing and use of the abovementioned property.
5. To execute and sign documents pertaining to the issuance of Transfer Certificate of Title, and Registration Certificate Authorizing Registration Transaction for the abovementioned property.
6. To negotiate and transact with the government, or any private and government offices, pertaining to the abovementioned.
7. To process and sign Certificate Authorizing Registration (CAR) at the Division Office, Register of Deeds, newly issued Transfer Certificate of Title at the Registry of Deeds and newly issued Tax Declaration at the Municipal Assessor's Office of the abovementioned property.
8. To pay the assessment taxes of the abovementioned property.
9. To execute and transact pertaining to the abovementioned property.
10. To take any further and pertaining to the abovementioned property.

BENEFIT GIVING AND GRANTING hereby grant attorney-in-fact full power and authority to do and perform all or any act requisite and/or necessary to carry into effect the foregoing authority in full to all intents and purposes as if truly or lawfully executed by me personally, present and acting in person, and HEREBY RATIFY and CONFIRM all that he or she shall do in virtue of these presents.

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IN WITNESS WHEREOF I HAVE HERETO affix my signature on this _____
DAY OF _____ AT _____



MARIO P. SONGUAD
Principal

LYDIA J. BABATIO
Atty-in-fact

ACKNOWLEDGMENT

Republic of the Philippines |
CITY OF _____ | S.S.

BEFORE ME, personally appeared

Name	Valid ID	Date / Place issued
MARIO P. SONGUAD	403-11-016263	2022/06/02
LYDIA J. BABATIO	026-15-013132	2022/10/30

KNOWN TO ME AND as it is known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary _____ and _____ deed.

WITNESS MY HAND AND SEAL, on the date and place first above written.

NOTARY PUBLIC

DOC. NO. 245
PAGE NO. 50
BOOK NO. 6
SERIES OF 2022



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QUEEN OF PEACE VILLE ASSOCIATION INC. RECEIPT

No. 037 SALINAS I. BACOR, CALITE Feb. 12, 2012
RECEIVED FROM Joel Nato
THE SUM OF PESOS Two Thousand pesos only
AS PAYMENT FOR Backfilling and drainage fee only
BILL lot 18 A-32
P 2,000.00 Joel Nato
SIGNATURE

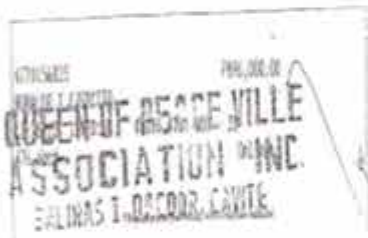
QUEEN OF PEACE VILLE ASSOCIATION INC. RECEIPT

No. 037 SALINAS I. BACOR, CALITE Feb. 12, 2012
RECEIVED FROM Joel Nato
THE SUM OF PESOS One thousand five hundred pesos
AS PAYMENT FOR Partial for surcharge fee only
BILL lot 18 A-32
P 1,500.00 Joel Nato
SIGNATURE

MGA RESIBO SA QUEEN OF PEACE PHASE J



Cash Deposit Slip



QUEEN OF PEACE VILLE ASSOCIATION INC. RECEIPT

No. 037 SALINAS I. BACOR, CALITE Feb. 12, 2012
RECEIVED FROM Joel Nato
THE SUM OF PESOS Two Thousand pesos only
AS PAYMENT FOR Membership fee only
BILL lot 18 A-32
P 2,000.00 Joel Nato
SIGNATURE

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**QUEEN OF PEACE VILLE
ASSOCIATION INC.**

No. 0420 SALINAS I, BACOR, CAVITE March 10, 2012

RECEIVED FROM Joel Nato

THE SUM OF PESOS Seven hundred pesos only

AS PAYMENT FOR Surveyor fee only

Blk 2 lot 18
P 700.00 Lynna Babato

SIGNATURE

This form is intended for recording use only. All business entities are encouraged to apply for a TIN based on section 2317 of NIRC.

**QUEEN OF PEACE VILLE
ASSOCIATION INC.**

No. 0475 SALINAS I, BACOR, CAVITE March 7, 2012

RECEIVED FROM Joel Nato

THE SUM OF PESOS Eight hundred pesos only

AS PAYMENT FOR Surveyor fee (partial)

Blk 6 lot 18 A-32
P 800.00 Lynna Babato

SIGNATURE

This form is intended for recording use only. All business entities are encouraged to apply for a TIN based on section 2317 of NIRC.

**QUEEN OF PEACE VILLE
ASSOCIATION INC.**

0019

BACOR, CAVITE

Date Sept 28, 2012

Received from Joel Nato

Address Blk 6 lot 18 A-32 sam

the sum of Pesos Four thousand pesos ₱ 4,000.00

as full / partial payment for Downpayment

Queen of Peace Ville

Received by:

Partial (GPN) Cash

Balance ₱ 11,000.00 Check No. _____

Lynna Babato
AUTHORIZED SIGNATURE

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DEPOSIT/PAYMENT RECEIPT
CLIENT'S COPY

TO OUR VALUED CUSTOMER:

Before leaving the Teller's Counter, please verify the correctness of the NAME, ACCOUNT NUMBER or REFERENCE NUMBER, AMOUNT, and other deposit / payment details on the Teller's Validation below based on your input in our Customer Transaction Assistant Machine.

Member of the Philippine Deposit Insurance Corporation
Maximum Deposit Insurance for Each Depositor: P500,000

THANK YOU FOR BANKING WITH US

This deposit / payment is subject to the Terms and Conditions covering this account.

TELLER'S VALIDATION

(THIS IS YOUR RECEIPT WHEN MACHINE VALIDATED)

55 03JAN12 DEPOSIT 128LCNT1
001283-1789-82 PHP *****1,000.00
CASH 1,000.00 09:08:45

HELENITA TIRONA OR
ALFREDO E TIRONA

DEPOSIT/PAYMENT SLIP
CLIENT'S COPY

TO OUR VALUED CUSTOMER:

Before leaving the Teller's Counter, please verify the correctness of the NAME, ACCOUNT NUMBER or REFERENCE NUMBER, AMOUNT, and other deposit / payment details on the Teller's Validation below based on your input in our Customer Transaction Assistant Machine.

Member of the Philippine Deposit Insurance Corporation
Maximum Deposit Insurance for Each Depositor: P500,000

THANK YOU FOR BANKING WITH US

This deposit / payment is subject to the Terms and Conditions covering this account.

TELLER'S VALIDATION

(THIS IS YOUR RECEIPT WHEN MACHINE VALIDATED)

43 03JAN12 DEPOSIT 128EJSEV
001283-1789-82 PHP *****3,000.00
CASH 3,000.00 09:07:35

HELENITA TIRONA OR
ALFREDO E TIRONA

QUEEN OF PEACE VILLE
ASSOCIATION INC.
SALINAS I. BACOD, CAVITE

DEPOSIT/PAYMENT RECEIPT
CLIENT'S COPY

TO OUR VALUED CUSTOMER:

Before leaving the Teller's Counter, please verify the correctness of the NAME, ACCOUNT NUMBER or REFERENCE NUMBER, AMOUNT, and other deposit / payment details on the Teller's Validation below based on your input in our Customer Transaction Assistant Machine.

Member of the Philippine Deposit Insurance Corporation
Maximum Deposit Insurance for Each Depositor: P500,000

THANK YOU FOR BANKING WITH US

This deposit / payment is subject to the Terms and Conditions covering this account.

TELLER'S VALIDATION

(THIS IS YOUR RECEIPT WHEN MACHINE VALIDATED)

365 23MAR12 DEPOSIT 128LCBA4
001283-1789-82 PHP *****1,000.00
CASH 1,000.00 10:59:21

HELENITA TIRONA OR
ALFREDO E TIRONA

QUEEN OF PEACE VILLE
ASSOCIATION INC.
SALINAS I. BACOD, CAVITE

DEPOSIT/PAYMENT SLIP
CLIENT'S COPY

TO OUR VALUED CUSTOMER:

Before leaving the Teller's Counter, please verify the correctness of the NAME, ACCOUNT NUMBER or REFERENCE NUMBER, AMOUNT, and other deposit / payment details on the Teller's Validation below based on your input in our Customer Transaction Assistant Machine.

Member of the Philippine Deposit Insurance Corporation
Maximum Deposit Insurance for Each Depositor: P500,000

THANK YOU FOR BANKING WITH US

This deposit / payment is subject to the Terms and Conditions covering this account.

TELLER'S VALIDATION

(THIS IS YOUR RECEIPT WHEN MACHINE VALIDATED)

658 12APR12 DEPOSIT 128JL8J1
001283-1789-82 PHP *****2,000.00
CASH 2,000.00 13:33:03

HELENITA TIRONA OR
ALFREDO E TIRONA

QUEEN OF PEACE VILLE
ASSOCIATION INC.
SALINAS I. BACOD, CAVITE

[BACK](#)



Cash Voucher

DINO A. FERMIN B-4 L-13 Aurora Homes		No. 0021 Date 5-27-2023
PARTICULARS		Amount
For lot reservation for Blk 6 lot 6 P= 32 5000		
		Total ₱10,000.00
Approved by:	Pesos: Ten Thousand pesos	
	Received Payment by: Lydia Babatid	

This is not an Official Receipt. For business procurement & company internal use only.

DOCUMENTS
OF
LYDIA BABATID
&
DELMIN CRISOLDO
QUEEN OF PEACE
PARSE III
DMS

[BACK](#)



RESERVATION APPLICATION

I HEREBY apply for reservation to purchase a lot located at Brgy. Solinas 1, Bacoor City, Cavite covered by TCT no. T-107985 subject to the term and condition as follow:

Name of Buyer: Dino A. Fermín
Name of Spouse: _____
Present address: 17-6-613 Aurora Homes

I. LOT DESCRIPTION

I have visited the project site and I have found the lot to be satisfactory. I have familiarized myself with the submission lay-out, specification, policy, price computation and have found forgoing accepted.

BLOCK no. 6 LOT no. 6 AREA 32 SQM

II. CONTRACT PRICE AND MANNER OF PAYMENT

Selling Price _____ Php 310,000.00
Schedule of the payment:
Downpayment _____ Php 80,000.00
Distributed Equity _____ Php _____
Monthly amortization _____
Thru Bank _____ Php 6,309.00

I hereby agree to pay the amount of ten thousand pesos (10,000.00) as membership fee to cover up initial expenses and documentations;

I understand that the said membership fee does not form part of the contract price and that said fee shall be forfeited should I decide to back out of this reservation application.

I hereby informed the down payment would be paid from June 2023 to August 2023 followed by monthly equity to be started on Sept. 2023 to Sept. 2025

I am aware that my down payment on the lot I am applying for shall immediately commence without further notice 30 days after I signed this reservation application.

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I, understood that the aforementioned association shall have the right to automatically cancel my membership without further notice and forfeit as liquidated damages and whatever other payments I have made in the event of the following:

- (1) Failure on my part to pay any installment as scheduled.
- (2) Withdrawal in my part from this instrument for any reasons what so ever.

III. OTHER PROVISIONS.

I understood that the right to build any improvement on my lot shall only be accomplished upon payment on the required 50% payment and the notice to occupy to be issued by the administrator.

I understood that the water connection fees, Meralco connection fees, shall be for my account. However, it shall not hold the association responsible for the delay of Meralco connection of electricity service due to unavoidable circumstances.

I affirmed and I have with all the provision of the foregoing this day _____ at _____.

Dino A. Ferrer
Member/Buyer

Conformed:

Kathlyn B. Pineda
Secretary

CTC no. _____
Issued at _____
Issued on _____

Approved by:

Lydia J. Babatio
Lydia J. Babatio
Treasurer / Administrator

[BACK](#)



RESERVATION APPLICATION

I HEREBY apply for reservation to purchase a lot located at Brgy. Salinas 1, Bacoor City, Cavite covered by TCT no. T-107985 subject to the term and condition as follow:

Name of Buyer: JEONA A. MENDOZA
Name of Spouse: DRAFT M. MENDOZA
Present address: Blk G II Business Homes
Salinas 1, Bacoor

I. LOT DESCRIPTION

I have visited the project site and I have found the lot to be satisfactory. I have familiarized myself with the submission lay-out, specification, policy, price computation and have found foregoing accepted.

BLOCK no. 4 LOT no. 7 AREA 32

II. CONTRACT PRICE AND MANNER OF PAYMENT

Selling Price _____ Php 310,000.00
Schedule of the payment:
Downpayment _____ Php 80,000.00
Monthly amortization _____
Thru Bank _____ Php 6,389.00

I hereby agree to pay the amount of ten thousand pesos (10,000.00) as reservation fee to cover up initial expenses and documentations.

I understand that the said reservation fee does not form part of the contract price non-refundable and that said fee shall be forfeited should I decide to back out of this reservation application.

I hereby informed the down payment would be paid from June 2023
to August 2023, followed by monthly equity to be started on Sept. 2023
to Sept. 2025

I am aware that my down payment on the lot I am applying for shall immediately commence without further notice 30 days after I signed this reservation application.

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Republic of the Philippines
Province of Cavite
City of Bacoor

TD No. **19-238-0067-31205**
Owner: ONWARD REAL ESTATE INC

PIN 238-03-0015-73-985-0000
TIN: 133115
Email Address:

Address: 71 SCOUT FERNANDEZ ST BRGY LAGING HANDA QUEZON CITY

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: LIKHA VILLAGE (Number and Street) MOLINO IV (Barangay/District) (MOLINO) CITY OF BACOR, CAVITE (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. T-057-2012011527

Survey No. PCS-04-012612

Cadastral Lot: PORT. OF LOTS 8,9,10, PCS-27983 5810-C, FLS-152-D Lot No. 12

ANTONIO RAPIRAP YANG, JR JOEL RAPIRAP LU JACKSON

Blk No.

Boundaries: RAPIRAP LU JOCELYN RAPIRAP LU JEANNIE RAPIRAP LU

North : REFER TO TITLE

South :

East :

West :

KIND OF PROPERTY ASSESSED:

- LAND
 BUILDING
No of Storeys:
- MACHINERY
Brief
 Others:
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	7260.00000 sqm.	22,360,800.00	RESIDENTIAL	10%	2,236,080.00
Total: Php		<u>22,360,800.00</u>	Total: Php		<u>2,236,080.00</u>

Total Assessed Value TWO MILLION TWO HUNDRED THIRTY-SIX THOUSAND EIGHTY AND XX / 100
(Amount in Words)

- Taxable
Exempt

Effectivity of Assessment /Reassessment:
1st 2020
Qtr. Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

07/03/2020

NOA No. 2020-238-141940

City Assessor

Date

This declaration cancels TD No. 03-0015-107126

Owner: ONWARD REAL ESTATE INC

Previous AV. (Land) Php: 914,760.00

Memoranda:

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sangguniang Panglungsod under City Ordinance No. 03-07-2018 dated October 26, 2018. It does not and cannot be held liable under any circumstances.

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Republic of the Philippines
Province of Cavite
City of Bacoor

Zoning and Land Development Department

CERTIFICATION

THIS IS TO CERTIFY that the parcels of land situated in **Barangay MOLINO IV (ALONG BACOR-DASMARIÑAS ROAD)** with reference to the platting on the **BACOR CITY-BARANGAY BOUNDARY AS PER CADASTRAL SURVEY/PSC-56** and covered by the **TRANSFER CERTIFICATE OF TITLE (TCT) Numbers** enumerated below:

- **OST-2012011525; 167-2016006795 (LOT 6 OF THE CONS.-SUBD. PLAN, (LRC) PCS-27953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 6484 & 6485, FLs-152-D, IMUS ESTATE, LRC REC. NO. 8843); LAND AREA: 2,999 SQUARE METERS, MORE OR LESS; OWNER: ONWARD REAL ESTATE, INC.**
- **OST-2012011528; 167-2016006798 (LOT 7 OF THE CONS.-SUBD. PLAN, (LRC) PCS-27953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 6484 & 6485, FLs-152-D, IMUS ESTATE, LRC REC. NO. 8843); LAND AREA: 2,999 SQUARE METERS, MORE OR LESS; OWNER: ONWARD REAL ESTATE, INC.**
- **OST-2012011527; 167-2016006797 (LOT 12 OF THE CONS.-SUBD. PLAN, (LRC) PCS-27953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 6484 & 6485, FLs-152-D, IMUS ESTATE, LRC REC. NO. 8843); LAND AREA: 7,260 SQUARE METERS, MORE OR LESS; OWNER: ONWARD REAL ESTATE, INC.**
- **OST-2012011526 (LOT 5 OF THE CONS.-SUBD. PLAN, (LRC) PCS-27953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 6484 & 6485, FLs-152-D, IMUS ESTATE, LRC REC. NO. 8843); LAND AREA: 2,999 SQUARE METERS, MORE OR LESS; OWNER: ONWARD REAL ESTATE, INC.**

The above-mentioned 4 lots are consolidated and categorized under the *****LOW DENSITY COMMERCIAL ZONE (C-1)** based on its actual use and in compliance with the Approved Comprehensive Land Use Plan (CLUP) (2015-2024) and Approved Comprehensive Development Plan (CDP) (2015-2020) of the City of Bacoor, Cavite.

This certification is being issued upon the request of the authorized representative Ms. MARIA JOCELYN R. BROWN for **ECC** purposes only.

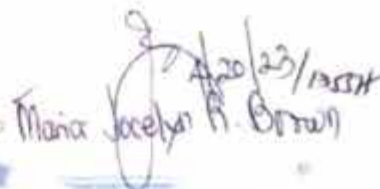
Issued this 20th day of APRIL, 2023 at the City of Bacoor Government Center.


ENGR. ARTHUR S. SAN JOSE
City Government Department Head I
Zoning and Land Development Department

***Vol.2 Zoning Ordinance - pp.5-6; 23; 61-62 and 89

OFFICIAL RECEIPT NO.: 2496388
AMOUNT: Php2,000.00/Php55.00
DATE: 04.20.2023

RECEIVED BY:


Maria Jocelyn R. Brown



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REPUBLIC PROPERTY TAX BILL
 CITY OF BACOR
 OFFICE OF THE CITY TREASURER
REAL PROPERTY TAX BILL
 REAL PROPERTY TAX DIVISION
 Computation As of August 24, 2023

Name of Tax Payer: BERNARDINE PETERON				Location of Property: BLOMO SACOD-DANANGRIBAS ROAD				
Address: 7150017PERHANGI/27 BODI LAGNIS HANSA QUORON CITY				Tax No. Scope: 2024		Assess No. 1/		
				PIN: 238-00-0007-118-01				
APP	Kind	Assessed Value	Year	Rate	SET	Penalty	Discount	Total Tax
124855-0007-4834	LAND	6,111,200.00	2024	11.11700	67,817.00	0.00	12,448.00	129,787.20
Sub Total:								129,787.20

Bill Reference No: BPTC-00708435

SRT	40,558.50
SRT PENALTY	0.00
EPSE	360.00
IDLE LAND TAX	0.00
IDLE LAND TAX PENALTY	0.00
GRAND TOTAL	170,705.70

NOTE:

1. Study of this bill will help you determine if you have discovered errors.
2. Please inform the City Office if you find errors.
3. Late payment of taxes will incur a penalty of ten percent (10%) per month on the unpaid amount not covered by this bill (under Sec. 205 of R.A. 7160).
4. Payment of the 10% interest on delinquent taxes within 30 days from issuance of this bill is a condition for the collection of the same under Sec. 205 of R.A. 7160 to enforce collection of the same.
5. Please disregard this bill if you have paid taxes.

Computed By:

EMILY SOLIDUM
CLERK

Certified Correct By:

ATTY. COYD C. NAPALAN
CITY TREASURER

ACKNOWLEDGEMENT

Date: _____
 Signature: _____
 Printed Name: _____
 Property Owner or Authorized Representative

Handwritten:
 1906952
 11/2/23

[BACK](#)

REPUBLIC PROPERTY TAX BILL
 CITY OF BACOD
 OFFICE OF THE CITY TREASURER

REAL PROPERTY TAX BILL
 REAL PROPERTY TAX DIVISION
 Computation As of August 02, 2023

Name of Tax Payer: ONWARD REAL ESTATE INC				Location of Property:				
Address: 71 SCOUT TERRANDECT ST BDOY LAJING HANDA QUEZON CITY				Title No: 057-2012011075	Series: 2024	Lot/Blk No: 61		
APP	Kind	Assessed Value	Year	Rate	TS	Penalty	Discount	Total Tax
18-200-005744679	LAND	1,105,840.00	2024	10,258.40	10,258.40	0.00	4,344.99	17,373.24
Sub Total:								17,373.24

Bill Reference No: RPTC-00798439

SHT	5,428.20
SHT PENALTY	0.00
EPSF	360.00
IDLE LAND TAX	0.00
IDLE LAND TAX PENALTY	0.00
GRAND TOTAL	73,158.44

NOTE:

- Kindly inform this office of any errors or omissions that you have discovered in this Bill.
- Please present this Bill to this Office when payment is made.
- Interest on Unpaid Real Property Tax and in case of late payments (2%) per month on the unpaid amount not exceeding thirty (30) months, Sec. 206 of R.A. 7160.
- Failure to pay (1% of) interest on real property taxes within _____ days from receipt thereof will result in the office to apply the remedial measures provided under Sec. 206 of R.A. 7160 as enforcement of the same.
- Please disregard this Bill if you have paid taxes.

Computed by:

EMILY SOLIDUM
 CLERK

Certified Correct By:

ATTY. EDITH C. NAPLAN
 CITY TREASURER

ACKNOWLEDGEMENT

Date: _____
 Signature: _____
 Printed Name: _____
 Property Owner/Administrator/Representative

CR# MARA
 Date: 1/21/20

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REPUBLIC PROPERTY TAX BILL
CITY OF SACCOB
OFFICE OF THE CITY TREASURER

REAL PROPERTY TAX BILL
REAL PROPERTY TAX DIVISION
Computation As of August 02, 2023

Name of Tax Payer: ORINAKO REAL ESTATE INC				Location of Property				
Address: 71 SCOUTS HERMANOZ ST BRGY LAGING HANGA QUEZON CITY				Title No: 617-28128121578	Scope: 2824			
				FR: 228-88-0887-138-81	Lot/Blk No: 1/1			
Item	Kind	Assessed Value	Year	Base	SDT	Penalty	Discount	Total Tax
61-2281087-44688	LAND	1,184,200.00	2024	11,942.00	11,942.00	0.00	4,775.00	28,157.00
Sub Total:								19,107.20

Bill Reference No: **RPFC-00768442**

SHT	5,971.00
SHT PENALTY	0.00
EPSF	360.00
IDLE LAND TAX	0.00
IDLE LAND TAX PENALTY	0.00
GRAND TOTAL	25,438.20

NOTE

1. Notify the City Treasurer's Office if an error or omission has been discovered in this Bill.
2. Please send this Bill to the Office when payment is made.
3. Interest on Unpaid Real Property Tax at the rate of ten percent (10%) per month in the unpaid amount not exceeding thirty-six (36) months. Sec. 228 of R.A. 7160.
4. Failure to pay the real property tax within _____ days from receipt hereof will force the Office to apply the remedial measures provided under Sec. 228 of R.A. 7160 as enforced herein of the same.
5. A 10% discount shall be given if paid on or before the due date.

Computed By:

EMILY SORIANO
CLERK

Checked Correctly:

JITTY EDITH C. NAPALAN
CITY TREASURER

ACKNOWLEDGEMENT

Date: _____
Signature: _____
Printed Name: _____
Property Owner/Administrator/Representative

CR # 1492444
08/02/23

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REPUBLIC PROPERTY TAX BILL
CITY OF SACCO
OFFICE OF THE CITY TREASURER

REAL PROPERTY TAX BILL

REAL PROPERTY TAX DIVISION
Computation As of August 02, 2023

Name of Tax Payer: ONWARD REAL ESTATE INC				Location of Property				
Address: 71 SACO CITY CENTER RD 57 BRIDGE LANDING HENNA QUON ON CITY				Site No: 5857-2012810027	Sheet: 2828	Tax/Bill No: 12/		
DB	Kind	Assessed Value	Year	Base	SD	Penalty	Discount	Total Tax
19-230-0002-01206	LAND	2,236,080.00	2024	22,700.80	22,700.80	0.00	4,844.82	28,777.24
Sub Total:								28,777.24

Bill Reference No: RPTC-00768444

SHT	11,180.40
SHT PENALTY	0.00
EPSF	360.00
IDLE LAND TAX	111,804.00
IDLE LAND TAX PENALTY	0.00
GRAND TOTAL	159,121.68

NOTE:

1. Funds information filed of any other purchases that you have discovered in this bill.
2. Please pay this bill to the Office when payment is made.
3. Interest on unpaid Real Property Tax at a rate of two percent (2%) per month on the unpaid amount not exceeding three (3) months. Sec. 222 of R.S. 7100.
4. Failure to accept this bill immediately real property taxes within _____ days from receipt thereof will forfeit the right to apply the general provisions cited under Sec. 225 of R.S. 7100 to enforce collection of the same.
5. These amounts are bill in arrears on all accounts.

Computed By:

EMILY SOLIDUM
CLERK

Clerked Correct By:

BITY COETH C. NARLAN
CITY TREASURER

ACKNOWLEDGEMENT

Date: _____
Signature: _____
Printed Name: _____
Property Owner/Administrator/Representative

LE # 148483
Date: 1/2/23

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PCR 364-2023 – FROM THE OFFICE OF THE CITY ADMINISTRATOR: A RESOLUTION AUTHORIZING THE HON. STRIKE B. REVILLA, CITY MAYOR, AND CHAIRMAN OF THE CITY OF BACOOR URBAN DEVELOPMENT AND HOUSING BOARD AND ATTY. EDITH NAPALAN, CITY TREASURER, TO DISBURSE FUNDS IN THE AMOUNT OF TWENTY ONE MILLION SEVEN HUNDRED TEN THOUSAND FIVE HUNDRED PESOS (PHP 21,710,500.00) FROM THE SOCIALIZED HOUSING TRUST FUND TO DEFRAY THE COST OF RIGHT-OF-WAY ACQUISITION, ROAD PAVEMENT, ROAD SHOULDER AND CANAL CONSTRUCTION, RESTORATION, AND REPARATION OF AFFECTED PRIVATE PROPERTIES FOR THE EVANGELISTA ROAD-TRAMO STREET – ALIMA BRGY. HALL ROAD WIDENING PROJECT FOR THE BACOOR CITY LOW-COST TOWNSHIP HOUSING PROJECT IN BRGY. ALIMA, BACOOR CITY.



Republic of the Philippines
Province of Cavite
CITY OF BACOOR
OFFICE OF THE CITY ADMINISTRATOR

July 6, 2023

HON. ROWENA MENDIOLA-BAUTISTA
Vice Mayor
City of Bacoor

ATTENTION : **ATTY. KHALID A. ATEGA, JR.**
Sangguniang Panlungsod Secretary



Dear Hon. Mendiola-Bautista,

Respectfully indorsing to you the attached LHB Resolution No. 03 s. 2023 *"A Resolution endorsing to the Sangguniang Panglungsod the approval of authorization of the Honorable Strike B. Revilla, City Mayor and Chairman of the City of Bacoor Urban Development and Housing Board and Atty. Edith Napalan, City Treasurer, to disburse funds in the amount of TWENTY ONE MILLION SEVEN HUNDRED TEN THOUSAND FIVE HUNDRED PESOS (PHP 21,710,500.00) from the socialized housing trust fund to defray the cost of right-of-way acquisition, road pavement, road shoulder and canal construction, restoration and reparation of affected private properties for the Evangelista Road-Tramo Street - Alima Brgy. Hall road widening project for the Bacoor City Low-cost Township housing project in Brgy. Alima, Bacoor City.*

We have also attached the minutes of the Bacoor City Urban Development and Housing Board meeting dated June 7, 2023, for your reference.

Thank you.

Respectfully yours,


ATTY. AIMEE S. TORREFRANCA-NERI
City Administrator/OIC-HUDRD



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HOUSING URBAN DEVELOPMENT & RESETTLEMENT DEPARTMENT

Date: June 7, 2023 Venue: STRIKE HALL MPH Purpose: LOCAL HOUSING BOARD MEETING
Time: 1:00 pm Committee: BCUDHB

PRELIMINARIES

- i. The meeting started with a prayer from Arch. Lei Macabudbud, HUDRD followed by Ms. Annie Nacienceno who called the roll of attendees and confirm the declaration of the quorum. City Councilor Aide Pagulayan acted as Presiding Officer and called to order the Local Housing Board Meeting at 1:30 in the afternoon.
- ii. Atty. Labao presented and discussed each agenda with its issues and concerns to the LHB members.
- iii. Presiding Officer City Councilor Pagulayan had to leave for an urgent meeting. Engr. Art San Jose acted in his behalf as Presiding Officer.

HIGHLIGHTS OF THE MEETING

A. RELOCATION PROGRAMS AND ACTIVITIES

For the 2nd quarter 2023, there were 75 ISFs relocated at Hyacinth Residences, Brgy. Calubcob, Naic, Cavite. These were part of the Mandamus area and affected by the DPWH Revetment project. Another 125 ISFs are targeted to be relocated by the end of June 2023 to the said site.

The City allocation at Hyacinth Residences had already been filled. To date, below are the available site for our ISFs subject for relocation:

HOUSING SITE	No. of Units
Ciudad Kaunlaran Phase 1	540
Ciudad Kaunlaran Phase 2	1,320
Gen. Trias, Cavite (for LRTA affected ISFs)	860
TOTAL AVAILABLE UNITS	2,720

The City also has a pending request to the NHA for additional unit allocation.

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B. ISFs DATABASE

Atty. Labao presented the ISFs Database on relocation and resettlement activities. To date, there were 4,548 ISFs relocated off-city since year 2015.

C. BSAAC DELIBERATION

There were two BSAAC meetings held to deliberate appeals from Disqualified ISFs. They were given 15 days to submit their documents to support and justify their appeals. A BSAAC Resolution was prepared relative to the result of deliberation.

D. LOCAL SHELTER PLAN FORMULATION

This year, 2023, mark the end of the Bacoor City's nine-year Local Shelter Plan (2015-2023). An Executive Order No. 56 s. 2023 dated May 16, 2023 signed by MSBR, Creating the Technical Working Group for the Formulation of the Local Shelter Plan (LSP) 2024-2032. The seminar-workshop on the formulation of the LSP was held at Taal Vista, Tagaytay City on May 31-June 2, 2023, attended by the TWG members, representatives from the NHA, PCUP, DILG and CHR. The 3-day activity was facilitated by the DHSUD.

A writeshop will be scheduled as a follow-up activity.

E. PAMBANSANG PABAHAY PARA SA PILIPINO PROGRAM (4PH)

The City and the Department of Human Settlement and Urban Development (DHSUD) are currently coordinating and consulting to finalize the 4PH program. Priority site for the project are the property in Brgy. Alima and Zapote I.

Atty. Labao moved for an LHB Resolution to declare the properties at Brgy. Alima and Zapote I as priority area for Low-cost housing Township project.

Ms. Uta Gawaran, Head, Livelihood Office seconded the motion. With no objections from the body, the motion was approved.

E.1 PROPERTY AT BRGY. ALIMA

Two (2) properties donated to the City by Diamond Export Corporation; 2 properties purchase from Baquir and Mascardo, with a total of 24,565 square meter lot.

There is another motion from Atty. Labao for an LHB Resolution requesting the Sangguniang Panglungsod to authorize the Hon. City Mayor Strike B. Revilla to disburse funds for the Evangelista Road-Tramo Street-Alima Barangay Hall Road widening for the Alima mix-use low-cost housing township project in the amount of twenty one million seven hundred ten thousand five hundred (P21,710,500.00) to defray the cost of right-of-way acquisition, road pavement shoulder & canal restoration and reparation of affected properties.

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Ms. Lita Gawaran, seconded the motion. With no objections from the body, the motion was approved.

E.2 PROPERTY AT BRGY. ZAPOTE I

The City Engineering Office (CEO) presented a proposed 8-Storey Mixed-Used Condominium Building with approximately 113 units and a building footprint of 737.1 sqm each. It is also estimated to house 15 typical condominium buildings within the Zapote I Property. This is a regular housing program intended for Pag-ibig members.

This was further elucidated by Atty. Labao for the scheme for the development of Low-Cost Housing Township project as a platform for 4PH implementation in the City as owner of the parcel of land to be developed and initiated the corresponding land development. The participation of the developers and contractors will be a locator-developer and JV or PPP project of the City Government.

E.3 PROPERTY AT BRGY. SALINAS

Two privately owned properties (owned by Mariano and Bendigosa) are in the process of being acquired. An SP Resolution has been passed authorizing City Mayor Strike B. Revilla to purchase of land in the sum of One Hundred Sixty-Seven Million Pesos (PhP 167,000,000.00), which will be financed by a loan from Landbank of the Philippines. The City are still awaiting the City Treasurers Office to secure a Debt Ceiling Certificate.

The Salinas property is not yet designated as a site for socialized housing.

Engr. Art San Jose requested the City Engineering Office in coordination with other concerned offices to craft a Land Use Development Plan specifically for the 2 priority areas (Alima and Zapote I).

Ms. Lita Gawaran, seconded the motion. With no objections from the body, the motion was approved. An LHB Resolution will be prepared relative to this.

F. CIUDAD KAUNLARAN

The project is currently 69.02% finished. Target completion is on August 2023 for possible relocation of 540 ISFs from Brgy. Dulung Pula, Alima and Sinaguelasan, all affected by the SC Mandamus and City Reclamation project.

G. LRTA LINE 1 EXTENSION PROJECT

Memorandum of Agreement among the DOTR, LRTA, DHSUD and NHA for the Relocation and Resettlement of Project Affected Informal Settler Families (ISFs) amounting to P60M was signed by City Mayor Strike Revilla last January 27.

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2023. It was forwarded to DOTR to facilitate the signing of other national agencies.

H. SHT FUND UTILIZATION AND BUDGET

Atty. Jesson G. Labao made a motion to approved the 2nd Supplemental Budget for Operational and Financial Plan for the Disbursement of the City of BACoor Socialized Housing Tax Fund amounting to Php 86,036,493.37. The motion was seconded by Ms. Rhawena Alcantara, OIC-City Planning and Development Office. With no objections from the body, the motion was approved.

A Resolution will be prepared relative to the approved supplemental budget.

COMMITMENT/ ACTION PLAN

Attached is the following draft Resolutions as approved by the LHB members during the meeting:

1. A Resolution declaring the four (4) Bacoor City properties at Brgy. Alima, Bacoor City covered by TCT Nos. 057-2021009855, 057-2021004606, 0-1284 and 057-2022012810, acquired thru donation and purchase with an aggregate area of twenty-four thousand five hundred sixty-five square meters (24,565 sq.m) as priority area for **Low-Cost Housing Township** project of Bacoor City.
2. A Resolution declaring the Bacoor City property at Brgy. Zapote I, Bacoor City covered by TCT No. 057-2017051458, with an area of fourteen thousand six hundred eighty-five (14,685 sq.m.) as priority area for **Low-Cost Housing Township** project of Bacoor City.
3. A Resolution endorsing to the Sangguniang Panglungsod the approval of authorization of the Honorable Strike B. Revilla, City Mayor and Chairman of the City of Bacoor Urban Development and Housing Board and Atty. Edith Napalan, City Treasurer, to disburse funds in the amount of TWENTY ONE MILLION SEVEN HUNDRED TEN THOUSAND FIVE HUNDRED PESOS (PHP 21,710,500.00) from the socializes housing trust fund to defray the cost of right-of-way acquisition, road pavement, road shoulder and canal construction, restoration and reparation of affected private properties for the Evangelista Road-Tramo Street – Alima Brgy. Hall road widening project for the Bacoor City Low-cost Township housing project in Brgy. Alima, Bacoor City.
4. A Resolution requesting the City Engineering Office, City Planning and Development Office, Zoning and Land Development Department and the

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Office of the Building Official, to craft a Land Use and Development Plan for the identified priority areas for Bacoor City Low-Cost Housing Township projects.

5. An LHB Resolution approving the 2nd Supplemental Budget for Operational and Financial Plan for the Disbursement of the City of Bacoor Socialized Housing Tax Fund amounting to eighty six million, thirty six thousand four hundred ninety three and fifty seven (P86,036,493.57).

F. ADJOURNMENT

The meeting ended at 2:35 in the afternoon.

Note: pls. see attached attendance.

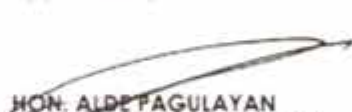
Prepared by Board Secretariat:


ANNIE V. NACIENCENO
BCUDHB Secretariat

Reviewed by:


ATTY. JESSON G. LABAO
O/C-HUDRD

Approved by:


HON. ALDE PAGULAYAN
City Councilor/Presiding Officer
Bacoor City Urban Development and
Housing Board

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CITY OF BACOOR URBAN DEVELOPMENT AND HOUSING BOARD

LHB RESOLUTION NO. 03 SERIES OF 2023

A RESOLUTION ENDORSING TO THE SANGGUNIANG PANLUNGSOD THE APPROVAL OF AUTHORIZATION OF THE HONORABLE STRIKE B. REVILLA, CITY MAYOR AND CHAIRMAN OF THE CITY OF BACOOR URBAN DEVELOPMENT AND HOUSING BOARD AND ATTY. EDITH NAPALAN, CITY TREASURER, TO DISBURSE FUNDS IN THE AMOUNT OF TWENTY ONE MILLION SEVEN HUNDRED TEN THOUSAND FIVE HUNDRED PESOS (PHP 21,710,500.00) FROM THE SOCIALIZED HOUSING TRUST FUND TO DEFRAY THE COST OF RIGHT-OF-WAY ACQUISITION, ROAD PAVEMENT, ROAD SHOULDER AND CANAL CONSTRUCTION, RESTORATION AND REPAIRATION OF AFFECTED PRIVATE PROPERTIES FOR THE EVANGELISTA ROAD – TRAMO STREET – ALIMA BRGY. HALL ROAD WIDENING PROJECT FOR THE BACOOR CITY LOW-COST HOUSING TOWNSHIP PROJECT IN BRGY. ALIMA, BACOOR CITY.

WHEREAS, The City Engineer's Office estimated that the project would cost SEVENTEEN MILLION, SEVEN HUNDRED THOUSAND PESOS (PHP 17,700,000.00) for road widening, which includes but is not limited to the road pavement, road shoulder and canal construction, restoration and repairation of affected private properties; and further FOUR MILLION, TEN THOUSAND FIVE HUNDRED PESOS (PHP 4,010,500.00) for land acquisition (based on zonal valuation), totaling to the amount of Twenty One Million Seven Hundred Ten Thousand Five Hundred Pesos (PHP 21,710,500.00).

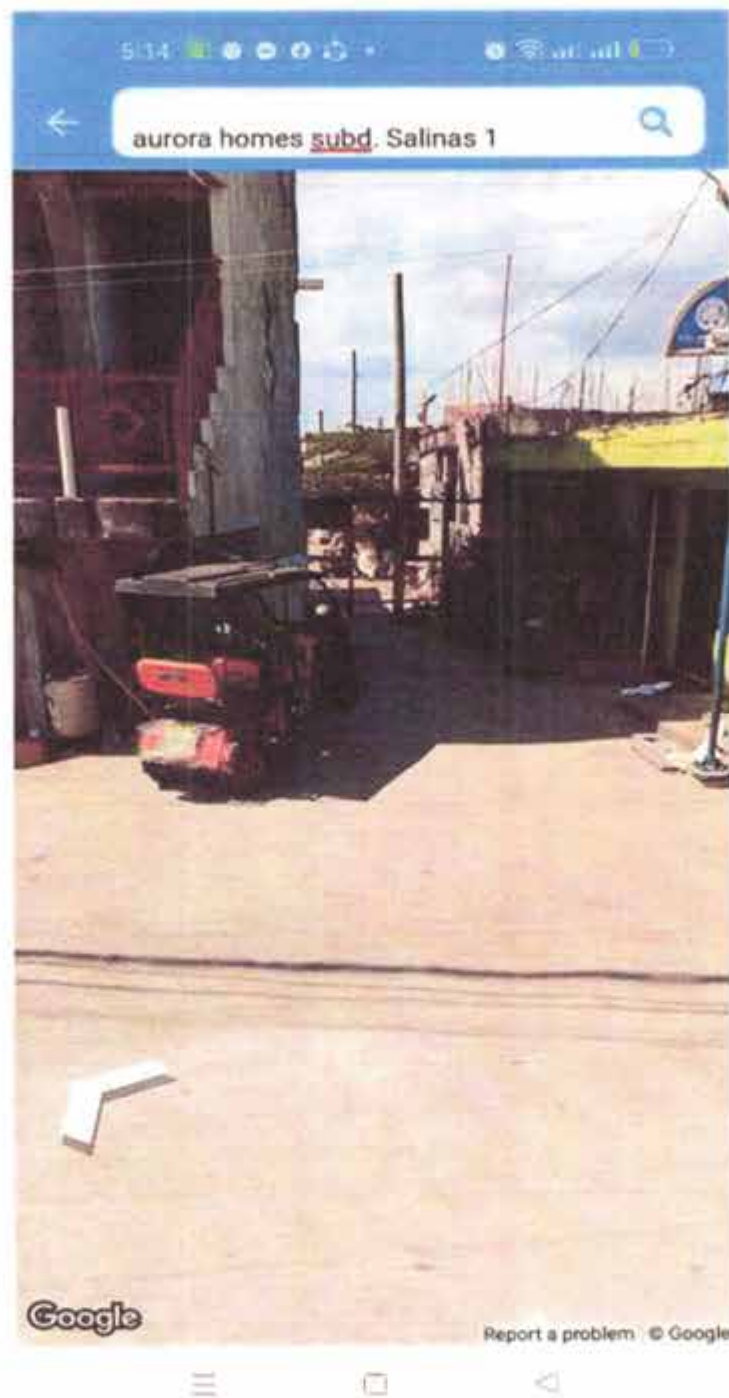
WHEREAS, pursuant to the Local Government Code of 1991 (RA 7160) and the Urban Development and Housing Act of 1992 (RA 7279), Local Government Units (LGUs) are mandated to take principal role in the provision of housing to their constituents;

WHEREAS, Section 17 of the Local Government Code provides that local government units shall provide for basic services and facilities particularly programs and projects for low-cost housing;

WHEREAS, Section 2 of City Ordinance No. 2013-025 provides that it is the policy of the City Government of Bacoor to vigorously pursue a comprehensive, viable and sustainable urban development and housing program which shall uplift the living conditions of the deprived sector of the community, particularly the homeless, undertaken in cooperation with concerned national government agencies, the private sector, and with direct participation of the program beneficiaries;

WHEREAS, Section 19 of RA 7160, a local government unit may, through its chief executive and acting pursuant to an ordinance, exercise the power of eminent domain for public use, or purpose or welfare for the benefit of the poor and the landless, upon payment of just compensation, pursuant to the provisions of the Constitution and pertinent

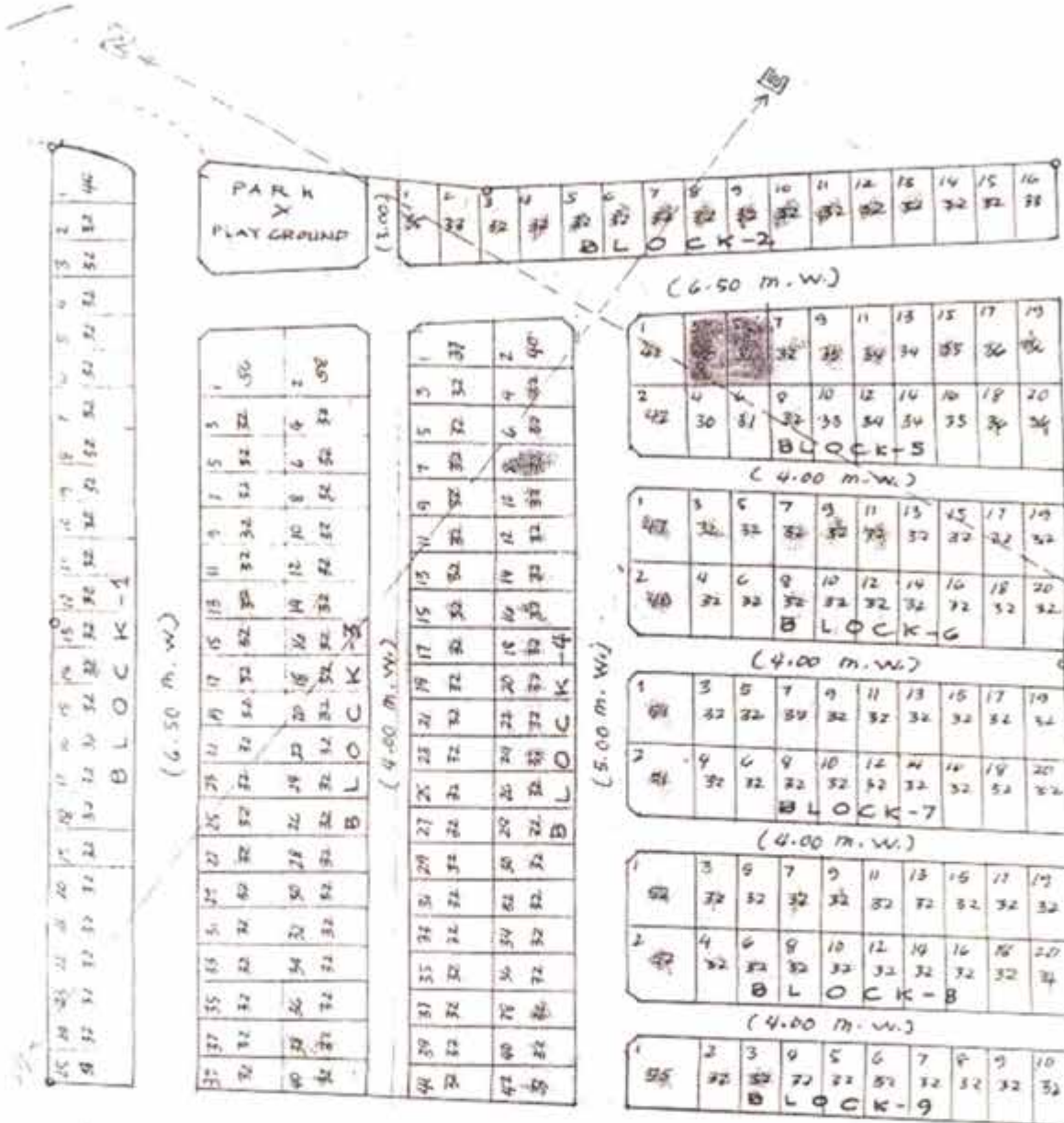
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TOTAL AREA = 9,399 SQM. 100%
 COVERED AREA = 2,404 SQM. 25.58%
 AVAILABLE AREA = 7,004 SQM. 74.42%

 JOEL NATO PRESIDENT QUEEN OF PEACE VILLAGE ASSOCIATION	QUEEN OF PEACE VILLAGE ASSOCIATION SALINAS, BACOR, CAVITE	LAND OWNER
		1. ALFREDO TIRONA ELAL SALINAS L. BACOR CAVITE 2. MAXIMINO TIRONA CAVITE VITY

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QUEEN OF PEACE VILLE HOA INC.
Salinas 1 City of Bacoor
 Email: queenofpeacevillehoainc@gmail.com
 Contact No. 09608928267

June 1, 2023

JOEL NATO
 Blk. 6 Lot 20
 Queen of Peace Ville
 Salinas 1, Bacoor City Cavite

RE: Requesting for the Right of Way location at South East Boundary of The Queen of Peace Ville Subd.

Dear Mayor Strike Revilla,

Good day! We the Officers & Members of Queen of Peace Ville Subd. are having hard time to solve our problem for the Right of Way. We're hoping to solve it in any best way we can give. We can promise all possible remedies can be. That's why we do this letter with the cooperation of all the People of Salinas 1 Bacoor City who will have a benefits in the Resolution. Many of them are students that goes to National High School Bacoor, Vendor's of Taho and Fresh Fish, Meat and Fruits, person going to their works, and to their office. This is the way easier than any way going to Camella. That's why we do this acts.

We are glad to present to you a list of names with Signatures of who are will benefits including they're pleading to that right of way permanently.

NAMES	ADDRESS	CONTACT NO.	SIGNATURE
JOEL NATO	QPV	09978146246	
DOMINGO SOLAMON	QPV	09276564260	
NICOMEDES NIPES	QPV	09609029746	
ERAS PARRIENTAS	QPV	09161981250	
Alex C.	ALFORJA H.		
Estelita San Marcelo	QPV	09380960463	
Melce Santiago Quizon	PH URBAN		
Angelo Alvert	QPV		

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NAMES	ADDRESS	CONTACT NO.	SIGNATURE
Della R. Biagan	STUDENT		<i>[Signature]</i>
Sharon Andrei Visanilla	Imus		<i>[Signature]</i>
Marcus Sorangon	Anon's		<i>[Signature]</i>
Sean Juanillo	QUEEN OF PEACE		<i>[Signature]</i>
Jamaica Bayquirin	Queen of Peace	097704129956	<i>[Signature]</i>
Gine Bayquirin	- QPV	-	<i>[Signature]</i>
Ronie Bayquirin	- QPV	-	<i>[Signature]</i>
Jonh Rey Bayquirin	- QPV	-	<i>[Signature]</i>
Billy John P. Pina	- QPV	09626677733	<i>[Signature]</i>
Anna Tallang	- QPV	0967677733	<i>[Signature]</i>
Marlon Tabugan	QPV		<i>[Signature]</i>
Chill Mayabano	URBAN	09196015191	<i>[Signature]</i>
Christine Antonia		STUDENT	<i>[Signature]</i>
Reign Felisco		STUDENT	<i>[Signature]</i>
Kyla Camille		STUDENT	<i>[Signature]</i>
Mhiane Berando	Urban	STUDENT	<i>[Signature]</i>
Janice Gifones	Urban	STUDENT	<i>[Signature]</i>
Khane Berando	Urban	STUDENT	<i>[Signature]</i>
Immanuel	Urban	STUDENT	<i>[Signature]</i>
Micah Antonio	Urban	STUDENT	<i>[Signature]</i>
Kurt Josef Tan	Urban	Student	<i>[Signature]</i>
Sean Villarin	Urban	student	<i>[Signature]</i>
John Paul Mendoza	Anon	Student	<i>[Signature]</i>
Armando R. Tacda	Aurora	Student	<i>[Signature]</i>
Khyll P. Pina	Aurora	Student	<i>[Signature]</i>
Myles Jhon	Bayanhan	Student	<i>[Signature]</i>
Jayel Pangel	Anon	water	<i>[Signature]</i>
Sanny Nicolas	Q PV		<i>[Signature]</i>
Maurice Llam	Anon	Work/0963106223	<i>[Signature]</i>
Ferwin Pavorat	Aurora	work	<i>[Signature]</i>
Dan Camay	Aurora	Student	<i>[Signature]</i>
John Paul Altorado	Aurora	Student	<i>[Signature]</i>
Ric Yuen I. Taba	Ilaya	Student	<i>[Signature]</i>
Milky Garcia	Ilaya	Student	<i>[Signature]</i>
Melvin Garcia	Ilaya	Student	<i>[Signature]</i>
NICO TOME			<i>[Signature]</i>
Eduardo KILISTE	AURORA		<i>[Signature]</i>
PONG GEMALO	Q PV		<i>[Signature]</i>
Charlene King	QPV		<i>[Signature]</i>
Cris King Layeta	Q PV		<i>[Signature]</i>
Alexander Xanderson	Aurora	Cute	<i>[Signature]</i>
Mark Justin	Leanderzi	0929266666	<i>[Signature]</i>
Arma Poxa	Aurora	Student	<i>[Signature]</i>
Kenneth Adrian Angala	Aurora	Student	<i>[Signature]</i>

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SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **INES T. EJERCITO**, sole HEIRS OF **MAXIMINO TIRONA**, Filipino at legal age, widow, and a resident of 404 Padre Pio St., Caridad, Cavite City, Philippines, do hereby make, constitute and appoint, **RONALDO T. EJERCITO**, Filipino, at legal age, Filipino, single, and resident of 404 Padre Pio St., Caridad, Cavite City, Philippines, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following acts and things namely:

- 1) To administer my property located at Brgy. Salinas 1, Bacoor, Cavite, covered TCT no. T-107987, containing an area of four thousand nine hundred ninety nine square meters (4,999 SQ. M.) more or less.
- 2) To act, demand, sue for, recover, collect and receipt for any and all sums of money, debts, accounts, legacies and bequests, interest, dividends, and demands and other things of value of what owing, payable or belonging to me and to have, take any and all lawful way and means, or otherwise, and to compromise, settle and agree for the same;
- 3) To deposit payment at his name thru BDO Account name RONALDO T. EJERCITO Account No. 00477156823;
- 4) To make, sign, seal, execute and deliver contracts, documents, agreements and other writing of whatsoever nature, kind and description upon such terms and conditions acceptable to my said attorney.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform any and every act and things, whatsoever requisite or necessary or proper to be done in and about the premises, as fully to all intents and purposes, as I might or could do if personally present in acting in person, with full power of substitution or revocation, and

HEREBY RATIFYING AND CONFIRMING all that my said attorney or his substitutes shall lawfully do or cause to be done under by virtue of this presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of January, 2023, at Cavite City, Philippines.

Ines T. Ejercito
INES T. EJERCITO
Principal

VIN:2105-0089A-A2147ITE20001-6
issued by the Commission on Elections, Cavite City

Conforme *Ronaldo T. Ejercito*
RONALDO T. EJERCITO
VIN:2105-0089A-H2968
RTE10000

SIGNED IN THE PRESENCE OF:

1. *[Signature]*
2. *[Signature]*

Republic of the Philippines }
City of Cavite } S.S.

BEFORE ME, a Notary Public for the City of Cavite and Municipalities of Noveleta and Rosario Cavite, this 6th day of January, 2022, personally came and appeared, known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that the same is their own free act and voluntary deed.

WITNESS MY HAND AND NOTARIAL SEAL

Doc. No. 518;
Page No. 105;
Book No. 1;
Series of 2023.

[Signature]
ANDRE D. [Name]
NOTARY PUBLIC
UNTIL DECEMBER 26, 2024
PTR No. 202298
CITY OF CAVITE

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Republic of the Philippines
COMMISSION ON ELECTIONS
 CAVITE CITY, CAVITE
 VIN 2105-0059A-A21471TE20001-6



**EJERCITO
 INES
 TIRONA**
 Date of Birth: January 21, 1947
 Civil Status: Married
 Citizenship: Filipino
 Address:
 404 P. HO ST. CARIDAD CAVIT
 BARANGAY 22-A (LEO A)
 Precinct No. 3086A



Right thumb

Ines T. Ejercito
 Signature of Voter

Benjamin S. Arceles
 Chairman

Ines T. Ejercito
Ines T. Ejercito
Ines T. Ejercito

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Helonita E. Tirone

Helonita E. Tirone

Helonita E. Tirone

BENEFITS AND PRIVILEGES UNDER REPUBLIC ACT NO. 6944

- Free medical and dental, diagnostic & laboratory services in all government facilities
- 30% discount on purchase of medicines, essential medical supplies, accessories, and equipment, including prosthetic appliances
- 30% discount on hotel accommodations, restaurant meals, etc.
- 30% discount on theaters, cinema tickets and concert halls, etc.
- 30% discount on medical & dental services, diagnosis & laboratory tests in private facilities
- 30% discount on fare for domestic air, sea, land and public and transportation
- 5% discount on purchase of food, goods up to P 1,000/mo
- 5% discount on light & water consumption up to 100 mc & 30 mc for registered electric meters
- 30% discount Professional fees of attending Physician and health workers
- 30% discount funeral and burial services
- Free telephone service, internet and professional diploma for dependant family
- Financial Assistance in private post-secondary, tertiary and vocational courses under all government and government establishments
- Credit benefits: maximum of P 2,000.00
- Subject Sales Credits shall be convertible to cash

THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY

RAYMUND S. DELEON
DSEA Head

LANI MERCADO BEVILLA
City Mayor

Republic of the Philippines
Province of Cavite
CITY OF BACOOD

**OFFICE OF THE SENIOR
CITIZENS AFFAIRS**

ID No. 15147

Name: HELENITA E. TIRONE

Address: 618 Salinas I

Birthday: Feb. 27, 1946 Date of Issue: June 13, 2017

David Holden
DAVID HOLDEN'S SIGNATURE

**TEAM
LOVE
BACOOD**

[BACK](#)



EJCERTO
RONALDO
YRINA

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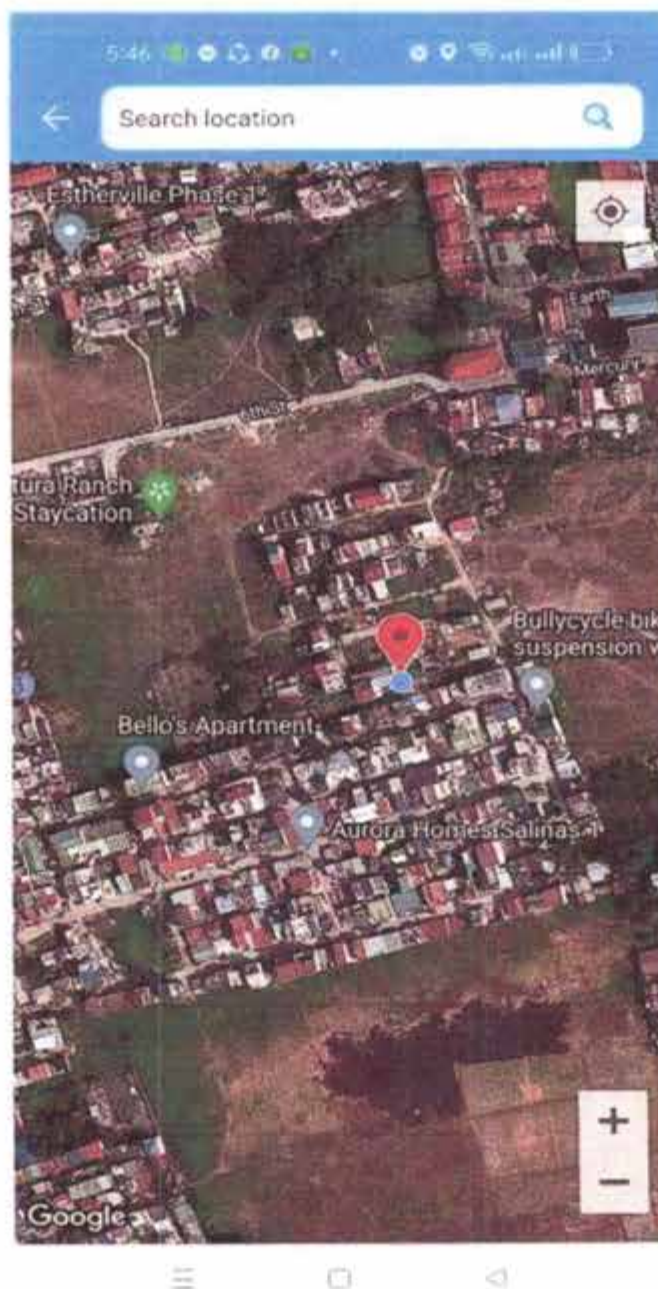
[Handwritten signatures]

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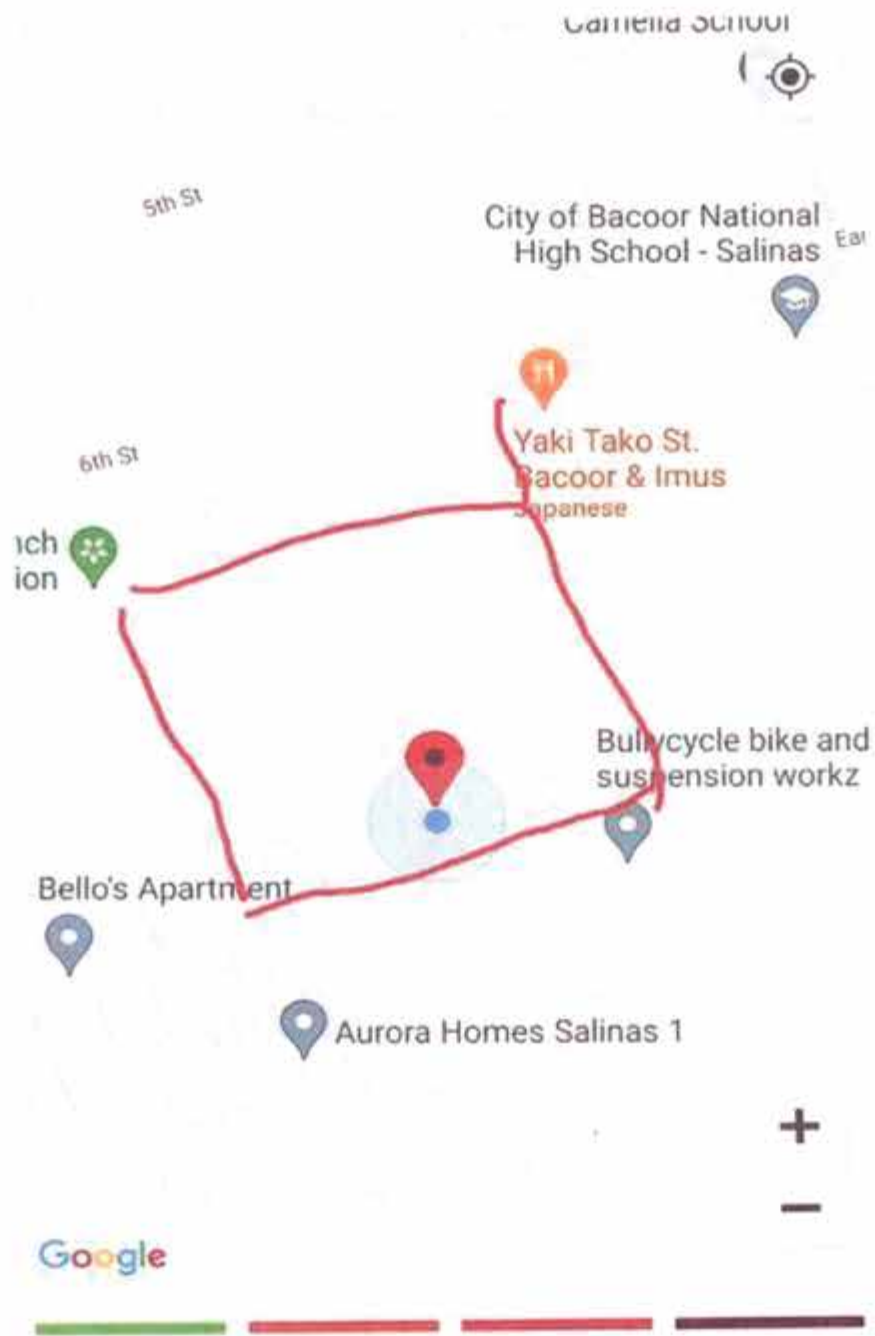


RED SQUARE IS THE QUEEN OF PEACE AREA

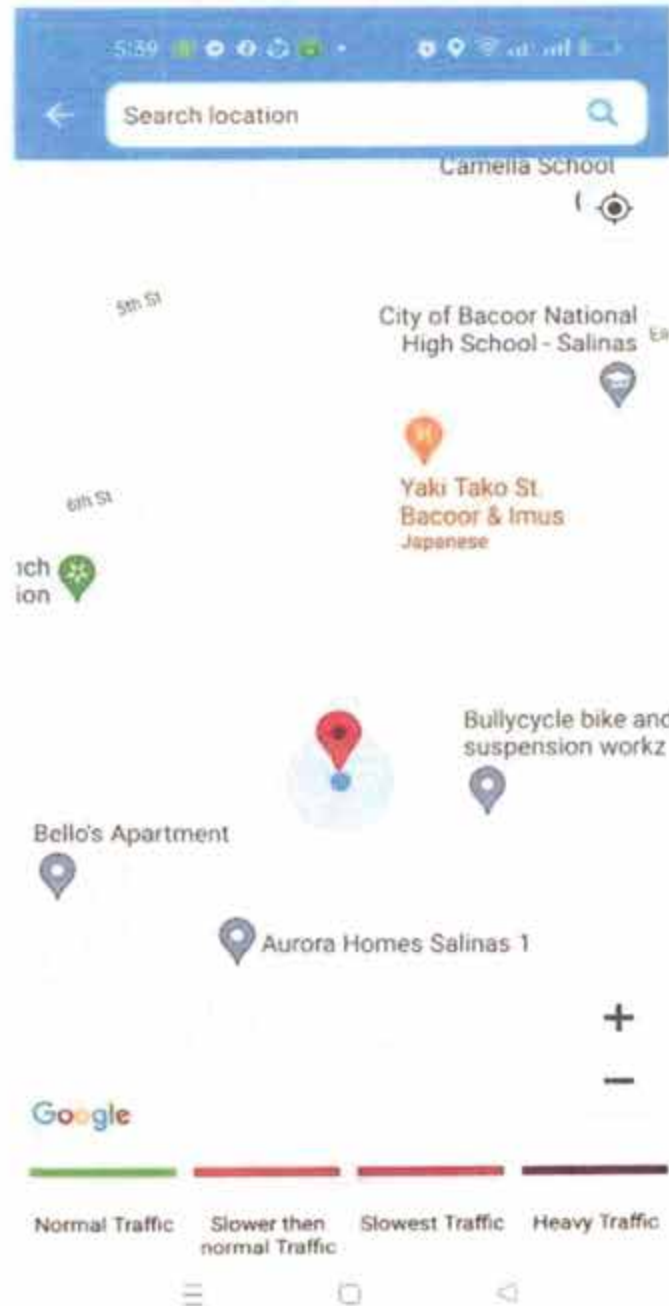
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YELLOW LINE IS THE WAY FROM AURORA HOMES GATE GOING
TO ~~BE~~ THE FIGURE OF WAY OF GREEN REAR OF FENCE FROM BULLYOS
LOT, GOING TO CAMILLA BACOR

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GANG TO GBERO'S LOT
TO THE RIGHT OF WAY WHERE ASKING FOR...

[BACK](#)



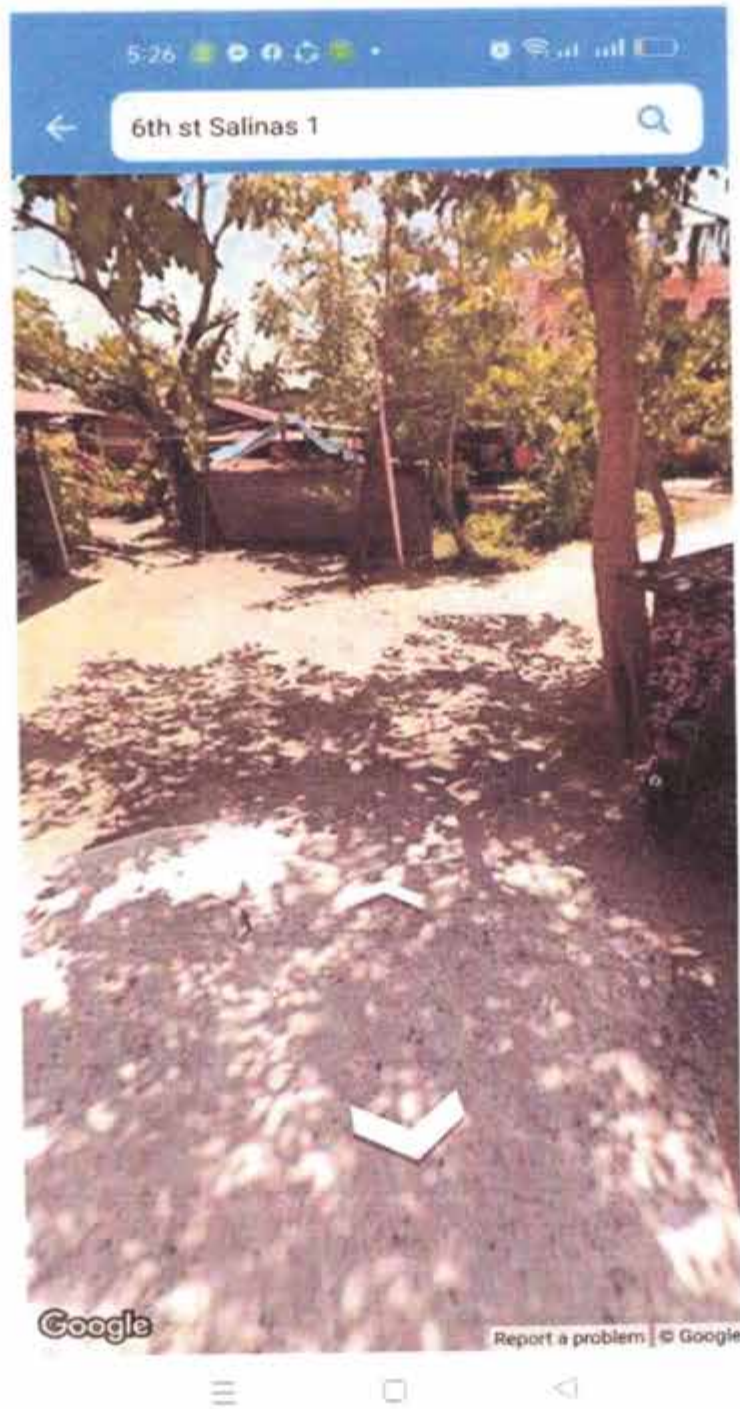
ASKING EIGHT OF WAY

[BACK](#)



ASKING RIGHT OF WAY

[BACK](#)



ASKING RIGHT OF WAY

[BACK](#)



GOING INSIDE TO QUEEN OF PEACE SUBD.

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