



COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE REPORT
NO. HLUUD 117 S-2025

Office of the Sangguniang Panlungsod
Received by: Janet P. Pineda
Date: 10 FEB 2025
Time: 2:41 PM

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, STRIKE B. REVILLA, TO SIGN A DEED OF SALE ON BEHALF OF THE GOVERNMENT OF BACOR WITH MS. PRINCESITA R. BAQUIR PERTAINING TO THE SALE OF A PARCEL OF LAND LOCATED IN MOLINO, BACOR CITY, CAVITE, WITH LOT NO. 6685 AND TAX DECLARATION NO. 2370015000233. (PCR 748-2025 dated 10 February 2025)**

Acting on the proposed resolution as above-stated subject title, it was discussed during the 127th Regular Session held on 10 February 2025, the Committee Chair on Housing, Land Utilization, and Urban Development, Hon. Alde Joselito F. Pagulayan reports the following.

FINDINGS:

On 04 February 2025, the Office of the City Administrator formally requested the Sangguniang Panlungsod to pass a resolution authorizing the City Mayor to enter into and sign the Deed of Absolute Sale with Princesita R. Baquir for the acquisition of a parcel of land with identified Lot No. 6685 with Tax Declaration No. 2370015000233, situated at Barangay Molino, Bacoor City, Cavite.

The said lot is intended for the construction of a sports arena in Barangay Molino. The proposed facility will serve the general public and is aligned with the City Government's infrastructure development and public service goals.

RECOMMENDATION:

Upon due evaluation, the Committee recommends the **APPROVAL** of the proposed resolution. The subject transaction is deemed necessary and beneficial, as the planned construction of a sports arena will promote community wellness, youth development, and public recreation in the City of Bacoor.

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

Signed this 10th day of February 2025 at the City of Bacoor, Cavite.





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT



COUN. ALDE JOSELITO F. PAGULAYAN
Chairman



COUN. ADRIELTO G. GAWARAN
Vice Chairman



COUN. SIMPLICIO G. DOMINGUEZ
Member



COUN. ALEJANDRO F. GUTIERREZ
Member





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

Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: *10/10/2025*
Time: *8:45 AM*

**EXCERPT FROM THE MINUTES OF THE 127TH REGULAR SESSION
NO. HLUUD 117 S-2025**

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, STRIKE B. REVILLA, TO SIGN A DEED OF SALE ON BEHALF OF THE GOVERNMENT OF BACOOR WITH MS. PRINCESITA R. BAQUIR PERTAINING TO THE SALE OF A PARCEL OF LAND LOCATED IN MOLINO, BACOOR CITY, CAVITE, WITH LOT NO. 6685 AND TAX DECLARATION NO. 2370015000233. (PCR 748-2025 dated 10 February 2025)**

The Presiding Officer, Hon. Rowena Bautista-Mendiola presided over the 127th Regular Session of the 5th Sangguniang Panlungsod on 10 February 2025.

Hon. Rogelio M. Nolasco moved for the suspension of the Internal Rules to immediately take up the subject matter. The motion was duly approved by the rest of the City Council through a show of hands.

Thereafter, Hon. Alde Joselito F. Pagulayan, Chairperson of the Committee on Housing, Land Utilization, and Urban Development, moved for the approval of the proposed resolution authorizing the City Mayor to sign a Deed of Sale covering the parcel of land located in Barangay Molino 2, as specified in the subject title.

He emphasized that the transaction is necessary and beneficial, as it will facilitate the construction of a sports arena, which is expected to promote community wellness, youth development, and public recreation in the City of Bacoor.

The motion was seconded by the committee members and declared APPROVED by the Chair.

Prepared By:

Attested By:

[Signature]
PETER ADRIAN F. BORJA
Local Legislative Staff I

[Signature]
COUN. ALDE JOSELITO F. PAGULAYAN
Chairman
Committee on Housing, Land
Utilization and Urban Development





Republic of the Philippines
Province of Cavite
CITY OF BACOOR
CITY ADMINISTRATOR'S OFFICE



ENDORSEMENT

TO : HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
RECEIVED
BY: RUTH/SRB
DATE: 02/14/25 TIME: 10:05
BACOOR CITY, CAVITE

THRU: ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

SUBJECT : FOR APPROPRIATE ACTION
DRAFT DEED OF SALE BETWEEN PRINCESITA R. BAQUIR AND
THE CITY GOVERNMENT OF BACOOR PERTAINING TO THE
PROPERTY LOCATED IN MOLINO, BACOOR CITY, CAVITE

DATE : 03 FEBRUARY 2025

Attached herewith the draft Deed of Sale between Princesita R. Baquir (Seller), and the City Government of Bacoor (Purchaser) pertaining to the sale of a parcel of land, identified as Lot No. 6685, containing an area of 52,005 square meters, more or less, covered by Tax Declaration No. 2370015000233 of the Assessor's Office of the Province of Cavite, situated in Molino, Bacoor City, Cavite.

Relative thereto, we hereby endorse to your good office the attached draft deed of sale, for your reference and issuance of the appropriate resolution authorizing the City Mayor, Hon. Strike B. Revilla, to sign and enter thereinto for and on behalf of the City Government of Bacoor.

Thank you.

Respectfully,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator



Address: Bacoor Government Center, Bacoor Blvd.
Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: 434-1111
Website: www.bacoor.gov.ph



Printed on 02/14/2025

DEED OF SALE

KNOW ALL MEN BY THESE PRESENTS:

This *Deed of Sale* ("**Deed**") is made and entered into by and between:

PRINCESITA R. BAQUIR, of legal age, Filipino, residing and with postal address at Del Pilar Street, Poblacion West, Muñoz, Nueva Ecija (hereinafter referred to as the "**SELLER**")

and

CITY GOVERNMENT OF BACOR, a local government unit created and existing under the laws of the Republic of the Philippines, with principal office address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Province of Cavite, represented herein by its City Mayor, **HON. STRIKE B. REVILLA**, pursuant to his authority conferred and embodied in City Resolution No. _____, Series of _____, approved _____ of the City Council of Bacoor City, Cavite¹ (hereinafter referred to as the "**PURCHASER**")

For the purpose of this Deed, each shall be referred to as a "Party" and collectively as the "Parties".

WITNESSETH:

WHEREAS, the SELLER is the beneficial owner of a parcel of land, identified as Lot No. 6685, containing an area of 52,005 square meters, more or less, covered by Tax Declaration No. 2370015000233,² of the Assessor's Office of the Province of Cavite, situated in Molino, Bacoor City, Cavite ("**Subject Property**") by virtue of a *Deed of Sale* with Property Company of Friends, Inc. dated _____ and identified as Doc. No. _____, Page No. _____, Book No. _____, Series of _____, of the Notarial Register of _____³;

WHEREAS, the SELLER has already settled with the Bureau of Internal Revenue (BIR) the Capital Gains Tax (CGT) and Documentary Stamp Tax (DST) due last _____;

WHEREAS, the PURCHASER has offered to purchase from the SELLER the Subject Property at PHP5,500.00/sqm based on the *Latest Appraisal Report* of the City Assessor's Office,⁴ subject to certain terms and conditions hereinafter set forth;

¹ Copy of City Resolution No. _____ dated _____ is attached hereto as Annex "A"

² Copy of Tax Declaration No. 2370015000233 is attached hereto as Annex "B"

³ Copy of Deed of Sale with Property Company of Friends, Inc. dated _____ and identified as Doc. No. _____, Page No. _____, Book No. _____, Series of _____, of the Notarial Register of _____ is attached hereto as Annex "C"

⁴ Copy of Latest Appraisal Report of the City Assessor's Office is attached hereto as Annex "D"

PRINCESITA R. BAQUIR
SELLER

STRIKE B. REVILLA
City Government of Bacoor
PURCHASER

ATTY. AIMEE TORREFRANCANERI
City Government of Bacoor
Witness

Witness for SELLER

NOW, THEREFORE, for and in consideration of the foregoing premises, the payment of the purchase price, the SELLER hereby sells, transfers and conveys to the PURCHASER the Subject Property, subject to the following terms and conditions:

1. The purchase price shall be PHP5,500.00/sqm, or a total of PHILIPPINE PESOS: TWO HUNDRED EIGHTY-SIX MILLION TWENTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 (PHP 286,027,500.00).
2. The Parties agree that the Purchase Price shall be settled in the following schedule of payments:
 - a. the downpayment in the amount of PHILIPPINE PESOS: TWO HUNDRED FORTY MILLION AND 00/100 (PHP 240,000,000.00) by January 2025, and
 - b. the remaining balance in the amount of PHILIPPINE PESOS: FORTY-SIX MILLION TWENTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 (PHP 46,027,500.00) upon the release of the Supplemental Budget #1 FY 2025.
3. Notwithstanding the foregoing, the SELLER agrees and undertakes to transfer and convey to the PURCHASER the certificate of title and tax declaration over the Subject Property upon receipt of the downpayment of the Purchase Price.
4. The SELLER hereby covenant and agree with the PURCHASER that the Subject Property is free from all liens and encumbrances, that she has a perfect right to convey the same, and that she will warrant and forever defend the same unto the said PURCHASER, its successors-in-interest and assigns, as the case may be, against the claims of all persons whomsoever.
5. The SELLER agrees to shoulder the expenses for the payment of real property taxes, capital gains tax, documentary stamp tax, transfer taxes, notarial fees, and all other fees, charges, penalties (if any), or expenses relative to or as a consequence of the transfer of the certificate of title of the Subject Property in favor of the PURCHASER.

(Signature and acknowledgment pages follow)

IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures this
_____ in _____, Philippines.

PRINCESITA RAFAEL BAQUIR

TIN: 205 421 213 000

Seller

and

CITY GOVERNMENT OF BACOR

By:

STRIKE B. REVILLA

City Mayor

C.R. No. _____ dated _____

Purchaser

SIGNED IN THE PRESENCE OF:

(Signature over printed name)

Witness

(Signature over printed name)

Witness

REPUBLIC OF THE PHILIPPINES)
) S.S.

ACKNOWLEDGMENT

BEFORE ME, a notary public for and in _____ personally appeared this
_____ the following persons who are identified by me through competent evidence of
identity:

Name	Competent Evidence of Identity	Validity Details
PRINCESITA R. BAQUIR TIN: 205 421 213 000	Driver's License No. D06-93-113649	Expires on 27 December 2033
CITY GOVERNMENT OF BACOR by: STRIKE B. REVILLA		

known to me and to me made known to be the same persons who executed the foregoing
instrument and acknowledged to me that the same is their own free voluntary act and deed.

This Deed consisting of four (4) pages including the page on which this
acknowledgement is written has been signed on the left margin of each and every page thereof
by the parties and their witnesses, and sealed with my notarial seal.

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

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

PRINCESITA R. BAQUIR
SELLER

STRIKE B. REVILLA
City Government of Bacor
PURCHASER

ATTY. AIMEE TORREFRANCA-NERI
City Government of Bacor
Witness

Witness for SELLER