



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

COMMITTEE REPORT
NO. HLUUD 100 S-2025

Office of the Sangguniang Panlungsod
Received by: [Signature]
Date: 10 MAR 2025
Time: 8:42 am

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF SALE BETWEEN THE CITY GOVERNMENT OF BACOOR AND THE HEIRS OF THE SPOUSES GREGORIO AND ELISA CELESTINO PERTAINING TO THE SALE OF SEVERAL PARCELS OF LAND COVERED BY TRANSFER CERTIFICATES OF TITLE (TCT) NO. T-61220, TCT NO. 61221 AND TCT NO. T-61222. (PCR 749-2025 dated 10 February 2025)

The proposed resolution authorizing the City Mayor to sign a Deed of Sale with the heirs of the late Mr. Gregorio Bañas Celestino and Mrs. Elisa Otalla Celestino regarding the sale of several parcels of land was discussed during the 131st Regular Session on 10 March 2025. It was initially referred to the Committee on Housing, Land Utilization and Urban Development, chaired by Hon. Alde Joselito F. Pagulayan, during the 127th Regular Session on 10 February 2025.

The City Government of Bacoor, Cavite, seeks to acquire three (3) parcels of land located in Barangay Molino 2, with a total area of 792 square meters. These properties are intended for public purposes, particularly for the public parking spaces and right-of-way access.

Below are the details of the subject properties:

No.	Lot and Block Nos.	Transfer Certificate of Title (TCT) No.	Area (sqm)
1	L4 B8	T-61220 ³	264
2	L5 B8	T-61221 ⁴	264
3	L6 B8	T-61222 ⁵	264
TOTAL			792

The legal heirs of the deceased spouses, namely Ms. Clarissa Edna O. Celestino Reyes, Mr. Efren Gregorio O. Celestino, Ms. Gladiola Elsa O. Celestino, Mr. Gene Dewin Celestino, Ms. Vilma Grace O. Celestino De Jesus, Mr. Florante Anthony O. Celestino, and Ms. Gina Cheryl O. Celestino, have executed an Extra-Judicial Settlement of Estate and a Special Power of Attorney, authorizing Mr. Gene Edwin Celestino to act as their Attorney-in-Fact for the sale of the properties to the City Government. The agreed





purchase price for the transaction is Nine Million Five Hundred Four Thousand Pesos (Php 9,504,000.00).

FINDINGS:

1. The subject properties are legally owned by the heirs of the late spouses Celestino, as evidenced by the Extra-Judicial Settlement of Estate executed on September 24, 2024.
2. A Special Power of Attorney was executed on February 21, 2025, appointing Mr. Gene Edwin Celestino as the Attorney-in-Fact to transact on behalf of the heirs.
3. The City Government of Bacoor intends to purchase the properties for public use, specifically for public parking spaces and right-of-way access.
4. The draft Deed of Sale has been reviewed by the Sangguniang Panlungsod and was found compliant with existing laws and regulations.
5. The agreed purchase price of Nine Million Five Hundred Four Thousand Pesos (Php 9,504,000.00) is reasonable and beneficial to the City Government and its constituents.

RECOMMENDATION:

Based on the above findings and careful evaluation, the committee recommends the **APPROVAL** of the resolution authorizing the City Mayor, Hon. Strike B. Revilla to sign the Deed of Sale on behalf of the Local Government of Bacoor City, Cavite. This recommendation is based on the necessity and benefits that the acquisition of the subject properties will provide.

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

Signed this 10th day of March 2025 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
OFFICE OF THE SANGGUNIANG PANLUNGSOD





COUN. ADNELITO 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: *Manot Pring*
Date: *11 MAR 2025*
Time: *11:30 AM*

**EXCERPT FROM THE MINUTES OF THE 131ST REGULAR SESSION
NO. HLUUD 100 S-2025**

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF SALE BETWEEN THE CITY GOVERNMENT OF BACOOR AND THE HEIRS OF THE SPOUSES GREGORIO AND ELISA CELESTINO PERTAINING TO THE SALE OF SEVERAL PARCELS OF LAND COVERED BY TRANSFER CERTIFICATES OF TITLE (TCT) NO. T-61220, TCT NO. 61221 AND TCT NO. T-61222. (PCR 749-2025 dated 10 February 2025)**


The Presiding Officer, Hon. Rowena Bautista-Mendiola presided over the 131st Regular Session of the 5th Sangguniang Panlungsod on 10 March 2025. During the session, Hon. Adrielito G. Gawaran, Vice Chairperson of the Committee on Housing, Land Utilization, and Urban Development, moved for the approval of the aforementioned item, as it is based on the necessity and benefits that the acquisition of the subject properties will provide. The proposed public parking spaces and right-of-way access will enhance mobility, ease traffic congestion, and promote public welfare in the area.

The motion was unanimously seconded by Council members. The Chair then declared the said item **APPROVED**.

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 BACOR
CITY ADMINISTRATOR'S OFFICE



ENDORSEMENT

TO : HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

OFFICE OF THE
SANGUNIANG PANLINGSOD
RECEIVED
BY: RUTH VITE
DATE: 2/11/25 TIME: 10:05
BACOR CITY, CAVITE

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

SUBJECT : FOR APPROPRIATE ACTION
DRAFT DEED OF SALE BETWEEN THE HEIRS OF GREGORIO AND ELISA CELESTINO AND THE CITY GOVERNMENT OF BACOR PERTAINING TO SEVERAL PARCELS OF LAND COVERED BY PORTIONS OF THREE (3) TRANSFER CERTIFICATES OF TITLE (TCTs)

DATE : 03 FEBRUARY 2025

Attached herewith the draft Deed of Sale between the Heirs of Gregorio and Elisa Celestino, composed of Clarissa Edna O. Celestino, Efren Gregorio O. Celestino, Gladiola Elsa O. Celestino, Gene Dewin Celestino, Vilma Grace O. Celestino De Jesus, Florante Anthony O. Celestino, and Gina Cheryl O. Celestino (collectively, Seller), and the City Government of Bacoor (Purchaser) pertaining to the sale of several parcels of land identified hereinbelow and covered by portions of the corresponding certificates of title likewise below:

No.	Lot and Block Nos.	Transfer Certificate of Title (TCT) No.	Area (sqm)
	L4 B8	T-61220	264
2	L5 B8	T-61221	264
3	L6 B8	T-61222	264
TOTAL			792

The main purpose for which the sale is made is, generally, for public purpose, such as, but not limited to, development and other infrastructures for the benefit of the general public.

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.



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



Republic of the Philippines

Province of Cavite

CITY OF BAGOOR

CITY ADMINISTRATOR'S OFFICE

BAGONG DILIPINAS



AWARDEE

*8 Years
in a Focus!*





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



COBCR-AO-01-F01.03
01/22/2025



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



DEED OF SALE

KNOW ALL MEN BY THESE PRESENTS:

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

THE HEIRS OF GREGORIO AND ELISA CELESTINO, composed of **MS. CLARISSA EDNA O. CELESTINO REYES**, **MR. EFREN GREGORIO O. CELESTINO**, **MS. GLADIOLA ELSA O. CELESTINO**, **MR. GENE DEWIN CELESTINO**, **MS. VILMA GRACE O. CELESTINO DE JESUS**, **MR. FLORANTE ANTHONY O. CELESTINO**, and **MS. GINA CHERYL O. CELESTINO**, all of legal age, Filipino, with residence at 109 Evangelista St., Talaba I, Bacoor City, Cavite (hereinafter collectively referred to as the "**SELLER**")¹

and

CITY GOVERNMENT OF BACOOR, a local government unit created and existing under the laws of the Republic of the Philippines, with principal office and postal address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Cavite, represented herein by its City Mayor, **HON. STRIKE B. REVILLA**, pursuant to his authority conferred and embodied in City Resolution No. _____, Series of _____ dated _____ (hereinafter referred to as the "**PURCHASER**")²

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 several parcels of land, containing an aggregate area of 792 square meters, more or less, covered by the following certificates of title (hereinafter collectively referred to as the "**Subject Properties**"), to wit:

No.	Lot and Block Nos.	Transfer Certificate of Title (TCT) No.	Area (sqm)
	L4 B8	T-61220 ³	264

¹ Certified true copy of Extrajudicial Settlement of Estate dated 21 September 2024 is identified as Doc. No. 192, Page No. 40, Book No. V, Series of 2024, of the Notarial Register of Atty. Karen R. Del Rosario is attached hereto as **Annex "A"**

² Copy of City Resolution No. _____ dated _____ is attached hereto as **Annex "B"**

³ Certified true copy of TCT No. T-61220 is attached hereto as **Annex "C"**, copies of Tax Declaration and Tax Clearance are attached hereto as **Annex "C-1"**

CLARISSA EDNA O.
CELESTINO REYES
Seller

EFREN GREGORIO O.
CELESTINO
Seller

GLADIOLA ELSA O.
CELESTINO
Seller

GENE DEWIN
CELESTINO
Seller

VILMA GRACE O.
CELESTINO DE JESUS
Seller

GINA CHERYL O.
CELESTINO
Seller

STRIKE B. REVILLA
CITY GOVERNMENT OF BACOOR
Purchaser

ATTY. AMIEE TORREFRANCA-NERI
CITY GOVERNMENT OF BACOOR
Witness

Witness

FLORANTE ANTHONY O.
CELESTINO
Seller

2	L5 B8	T-61221 ⁴	264
3	L6 B8	T-61222 ⁵	264
TOTAL			792

CLARISSA EDNA O.
CELESTINO REYES
Seller

EFREN GREGORIO O.
CELESTINO
Seller

GLADIOLA ELSA O.
CELESTINO
Seller

GENE DEWIN
CELESTINO
Seller

VILMA GRACE O.
CELESTINO DE JESUS
Seller

GINA CHERYL O.
CELESTINO
Seller

STRIFE B. REVILLA
CITY GOVERNMENT OF BACCOOR
Purchaser

ATTY. AIMEE TORREFRANCA-NERI
CITY GOVERNMENT OF BACCOOR
Witness

Witness

FLORANTE ANTHONY O.
CELESTINO
Seller

WHEREAS, the PURCHASER has offered to purchase the Subject Properties from the SELLER for public purpose, such as, but not limited to, development and other infrastructures for the benefit of the general public, at ₱12,000.00 per square meter,⁶ and the SELLER has agreed to sell the Subject Properties to the PURCHASER for such purpose and at the proposed amount;

NOW, THEREFORE, for and in consideration of the sum of **PHILIPPINE PESOS: NINE MILLION FIVE HUNDRED FOUR THOUSAND AND 00/100 (PHP 9,504,000.00)** hand paid by the PURCHASER to the SELLER, the receipt whereof is hereby acknowledged from the PURCHASER to the entire satisfaction of the SELLER, the said SELLER does hereby sell, transfer, and convey to the PURCHASER, her heirs, successors-in-interest, and assigns, the Subject Property.

The SELLER hereby covenant and agree with the PURCHASER that the Subject Properties is free from all liens and encumbrances, that it has a perfect right to convey the same, and that it 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.

The PURCHASER agrees to shoulder the expenses for the payment of capital gains tax, documentary stamp tax, local transfer taxes, registration and IT 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 Properties in favor of the PURCHASER.

(Signature and acknowledgment pages follow)

⁴ Certified true copy of TCT No. T-61221 is attached hereto as **Annex "D"**, copies of Tax Declaration and Tax Clearance are attached hereto as **Annex "D-1"**

⁵ Certified true copy of TCT No. T-61222 is attached hereto as **Annex "E"**, copies of Tax Declaration and Tax Clearance are attached hereto as **Annex "E-1"**

⁶ Copy of Letter to the Heirs of Gregorio and Elisa Gregorio dated 22 November 2024 re: Offer to Buy Properties Located in Kaunlaran Village, Molino III, Bacoor City, Cavite, Covered by Transfer Certificate of Title Nos. T-61220, T-61221, and T-61222 is attached hereto as **Annex "F"**

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

SELLER

**CLARISSA EDNA O. CELESTINO
REYES**

EFREN GREGORIO O. CELESTINO

GLADIOLA ELSA O. CELESTINO

GENE DEWIN CELESTINO

**VILMA GRACE O.
CELESTINO DE JESUS**

**FLORANTE ANTHONY
O. CELESTINO**

**GINA CHERYL O.
CELESTINO**

PURCHASER

CITY GOVERNMENT OF BACOR

By:

HON. STRIKE B. REVILLA

C.R. No. _____

Series of _____

SIGNED IN THE PRESENCE OF:

(Signature over printed name)
Witness

ATTY. AIMEE TORREFRANCA-NERI
(Signature over printed name)
Witness

REPUBLIC OF THE PHILIPPINES)
) S.S.

GINA CHERYL O. CELESTINO
Seller

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:

CLARISSA EDNA O. CELESTINO REYES
Seller

STRIKE B. REVILLA
CITY GOVERNMENT OF BACOOD
Purchaser

Name	Competent Evidence of Identity	Date and Place of Issue, and Expiry
CLARISSA EDNA O. CELESTINO REYES		
EFREN GREGORIO O. CELESTINO		
GLADIOLA ELSA O. CELESTINO		
GENE DEWIN CELESTINO		
VILMA GRACE O. CELESTINO DE JESUS		
FLORANTE ANTHONY O. CELESTINO		
GINA CHERYL O. CELESTINO		
CITY GOVERNMENT OF BACOOD By: HON. STRIKE B. REVILLA	CRN No. 006-0009-6707-9	-

EFREN GREGORIO O. CELESTINO
Seller

ATTY. AMIEE TORREFRANCA-NERI
CITY GOVERNMENT OF BACOOD
Witness

GLADIOLA ELSA O. CELESTINO
Seller

Witness

GENE DEWIN CELESTINO
Seller

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.

VILMA GRACE O. CELESTINO DE JESUS
Seller

FLORANTE ANTHONY O. CELESTINO
Seller

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

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