



Republic of the Philippines
Province of Cavite
CITY OF BACOOR



Office of the Sangguniang Panlungsod

DISTRICT I

[Signature]
HON. CATHERINE SARINO-EVARISTO
City Councilor/Acting City Vice Mayor

HON. MICHAEL E. SOLIS
City Councilor

ON LEAVE
HON. ADRIELITO G. GAWARAN
City Councilor

HON. RAMON N. BAUTISTA
City Councilor

HON. ALEJANDRO F. GUTIERREZ
City Councilor

HON. LEVY M. TELA
City Councilor

DISTRICT II

[Signature]
HON. ROBERTO L. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. ALDE JOSELITO F. PAGULAYAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. RANDY C. FRANCISCO
Liga ng mga Barangay Vice-President

HON. PALM ANGEL S. BUNCIO
SK Federation President

Attested by:

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

[Signature]
MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. REYNALDO D. PALABRICA
Acting Presiding Officer

Noted by:

[Signature]
HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor

CITY RESOLUTION NO. 2024-617
Series of 2024

A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE DEED OF ABSOLUTE SALE WITH GREEN AND CLEAN ECO SYSTEM AND MANAGEMENT CORPORATION ON BEHALF OF THE CITY GOVERNMENT OF BACOOR, CAVITE.

Sponsored by:

Hon. Levy M. Tela

Co-Sponsored by:

Hon. Roberto L. Advincula, Hon. Ramon N. Bautista, Hon. Palm Angel S. Buncio, Hon. Simplicio G. Dominguez, Hon. Catherine S. Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Alejandro F. Gutierrez, Hon. Rogelio M. Nolasco, Hon. Alde Joselito F. Pagulayan and Hon. Michael E. Solis.

WHEREAS, on 14 October 2024, the City Mayor, Hon. Strike B. Revilla, requested the Sangguniang Panlungsod to pass a resolution authorizing him to enter and sign the Deed of Absolute Sale on behalf of the City Government of Bacoor with Green and Clean Eco System and Management Corporation to acquire a parcel of land covered by Transfer Certificate of Title No. (057-2015011424) 167-2016026728 located at Barangay Niog, Bacoor City, Cavite.

WHEREAS, the City Government of Bacoor through the City of Bacoor Urban Development and Housing Board recognizes the urgent need for additional housing solutions for the displaced individuals and families in the city.

WHEREAS, the Department of Human Settlements and Urban Development (DHSUD) offers temporary shelters for displaced individuals and families in the form of "Transitory Shelters".

WHEREAS, a draft copy of Deed of Absolute Sale was sent to the Sangguniang Panlungsod by the Office of the City Mayor for review and consideration. The proposed Deed of Absolute Sale is incorporated hereto and will be made a part of this Resolution as **Annex "A"**.

NOW THEREFORE, upon motion of Hon. Levy M. Tela, unanimously seconded by the members of the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite in regular session duly assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by this Body to authorize the City Mayor to enter



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HON. PALM ANGEL S. BUNCIO
SK Federation President

Attested by:

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

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. REYNALDO D. PALABRICA
Acting Presiding Officer

Noted by:

HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor

and sign the Deed of Absolute Sale with Green and Clean Eco System and Management Corporation on behalf of the City Government of Bacoor pertaining to the acquisition of a parcel of land located at Barangay Niog, Bacoor City, Cavite covered by Transfer Certificate of Title No. (057-2015011424) 167-2016026728 with an area of One Thousand Two Hundred Seventy-Nine (1,279) square meters, more or less for the development of the proposed "Transitory Shelters".

RESOLVED LASTLY, to furnish the Office of the City Mayor, the Green and Clean Eco System and Management Corporation, the University of the Philippines Office of the National Administrative Register (UP-ONAR), and all government agencies concerned with copies of this Resolution.

APPROVED this 11th day of November 2024 at the City of Bacoor, Cavite by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite.

I hereby certify that the foregoing Resolution was duly approved in accordance with law.

Certified by;

[Signature]
HON. REYNALDO D. PALABRICA
Acting Presiding Officer

Attested by:

[Signature]
MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Noted by:

[Signature]
HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

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

GREEN AND CLEAN ECO SYSTEM AND MANAGEMENT CORPORATION, a domestic corporation under the laws of the Republic of the Philippines, with principal office address at _____, herein represented by its authorized representative, **DR. MARIA CRISTINA ANGELA CARRERA LUSANTA** (hereinafter referred to as the "SELLER")

and

The **CITY GOVERNMENT OF BACCOOR**, a local government unit created by Republic Act No. 10160 and existing under the laws of the Republic of the Philippines with its principal address at BACCOOR Government Center, Molino Boulevard, Barangay Bayanan, City of Bacoor, Province of Cavite, herein represented by its Local Chief Executive, **STRIKE B. REVILLA**, pursuant to its authority conferred and embodied in City Resolution No. _____ approved on _____, by the City Council of Bacoor (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, SELLER is the true and absolute owner of a parcel of land located at Barangay Niog, Bacoor City, Cavite, with an area of One Thousand Two Hundred Seventy-Nine (1,279) square meters, more or less, covered by and more particularly described in Transfer Certificate of Title (TCT) No. 057-2015011424 ("Subject Property");¹

WHEREAS, the PURCHASER has offered to purchase Subject Property from the SELLER, and the SELLER is willing to sell to the PURCHASER the Subject Property, together with all the improvements already existing thereon, subject to certain terms and conditions hereinafter set forth;

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

1. **Purchase Price.** The PURCHASER undertakes and agrees to pay the SELLER or their successors-in-interest or assigns the purchase price of **PHILIPPINE PESOS: EIGHT MILLION (PHP 8,000,000.00)** for the entire Subject Property.
2. **Taxes, Registration Costs and Expenses.** The following taxes, costs and expenses shall be for the account of the PURCHASER:

¹ Certified true copy of TCT No. 057-2015020239 is attached herein as Annex "A"

DR. MARIA CRISTINA ANGELA
CARRERA LUSANTA
Seller

STRIKE B. REVILLA
Purchaser

(SIGNATURE OVER PRINTED NAME)
Witness

(SIGNATURE OVER PRINTED NAME)
Witness

MARIA CRISTINA ANGELA CARRERA
LUSANTA
Seller

STRIFE B. REVILLA
Purchaser

(SIGNATURE OVER PRINTED NAME)
Witness

(SIGNATURE OVER PRINTED NAME)
Witness

- a. documentary stamp tax, transfer tax, registration fees and other expenses, costs and taxes (other than taxes on the net income of the SELLER or any other tax creditable thereto) imposed or to be imposed in connection with the purchase and sale of the Subject Property and/or transfer of the title thereof from the SELLER to the PURCHASER, the execution and registration of this Deed, the issuance of the certificate of title covering the Subject Property in the name of the PURCHASER and the issuance of the corresponding tax declarations covering the Subject Property in the name of the PURCHASER;
- b. real property taxes and assessments which shall be imposed on the Subject Property commencing on the possession and/or occupancy by the PURCHASER thereof; and
- c. other fees, charges, expenses and penalties (if any).

Any increase in the foregoing taxes, costs and expenses due to an adjustment in the applicable rates imposed by the relevant government agencies or private entities which shall be in effect at the time such taxes, costs and expenses shall be due or payable shall be for the account of the PURCHASER.

3. Miscellaneous Provisions.

- a. This Deed is the complete and exclusive statement of the Deed between the Parties and supersedes all proposals or prior agreements, oral or written, and all other communications between the Parties relating to the subject matter of this Deed. The index and headings of the sections contained herein are used for convenience and ease of reference only and in no way define, limit, or describe the scope or intent of this Deed or any of its provisions.
- b. Both Parties acknowledge and agree that they have fully read and understood the contents of this Deed and that the same shall be considered to have been jointly drafted.
- c. This Deed may not be modified, amended, added to, or otherwise varied except by a document in writing signed by each of the Parties.
- d. In case one or more of the provisions contained in this Deed shall be declared invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.
- e. This Deed shall be governed by and construed in accordance with the laws of the Philippines.
- f. In the event of litigation arising from, or in connection with, this Deed, the venue of the action shall be in the proper courts of Bacoor City, to the exclusion of all other courts elsewhere situated.
- g. Each Party may execute this Deed in counterparts, each of which shall be deemed an original, but all of which shall constitute as one and the same instrument with the same effect as if the Parties signed the same document.

(Signature and acknowledgment page follows)

IN WITNESS WHEREOF, the Parties have herunto affixed their signatures this _____ in Bacoor City, Cavite, Philippines.

DR. MARIA CRISTINA ANGELA CARRERA LUSANTA
Seller

and

STRIKE B. REVILLA
City Mayor
SP Reso No. _____

SIGNED IN THE PRESENCE OF:

(Signature over Printed Name)
Witness

(Signature over Printed Name)
Witness

REPUBLIC OF THE PHILIPPINES)
BACCOOR CITY, CAVITE) S.S.

ACKNOWLEDGMENT

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

Name	Competent Evidence of Identity	Validity Details
DR. MARIA CRISTINA ANGELA CARRERA LUSANTA		
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 three (3) 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 2024