



Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod



CGBCR-SPBac-03-F01.01
07/01/2025

DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councilor/Acting City Vice Mayor
ON-LEAVE

HON. MIGUEL N. BAUTISTA
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor/Acting City Vice Mayor

HON. MANOLO S. GALVEZ JR.
City Councilor

HON. RICARDO F. UGALDE
City Councilor

HON. LEVY M. TELA
City Councilor

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor
ON-LEAVE

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

HON. PALM ANGEL S. BUNCIO
City Councilor- SK Federation President

Attested by:

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

Certified by:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor

Approved:

HON. STRIKE B. REVILLA
City Mayor

CITY RESOLUTION NO. 2025-913

Series of 2025

**A RESOLUTION AMENDING CITY RESOLUTION NO. 2025-654
AUTHORIZING CITY MAYOR STRIKE B. REVILLA TO SIGN A
DEED OF ABSOLUTE SALE WITH PRINCESITA R. BAQUIR WITH
REGARD TO A PARCEL OF LAND SITUATED IN BARANGAY
MOLINO 4, BACOR CITY, CAVITE.**

Sponsored by:

Hon. Horacio M. Brillantes, Jr.

Co-Sponsored by:

**Hon. Roberto L. Advincula, Hon. Palm Angel S. Buncio, Hon.
Simplicio C. Dominguez, Hon. Manolo S. Galvez, Jr., Hon.
Adrielito G. Gawaran, Hon. Reynaldo M. Fabian, Hon. Randy
C. Francisco, Hon. Rogelio M. Nolasco, Hon. Levy M. Tela,
and Hon. Ricardo F. Ugalde.**

WHEREAS, on 10 February 2025, the Sangguniang Panlungsod passed City Resolution No. 2025-654, Series of 2025 entitled: "A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF SALE ON BEHALF OF THE CITY GOVERNMENT OF BACOR WITH MRS. 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".

WHEREAS, on 10 December 2025, the Office of the City Administrator requested the Sangguniang Panlungsod to amend City Resolution No. 2025-654 as described below to execute the corresponding Deed of Sale, to wit:

Particular	From (as indicated)	To (Correct Information)
Property Area	52,005 sq.m.	27,492 sq. m.
Tax Declaration Number	237001500023	19-238-0067-53180

WHEREAS, the revised copy of Deed of Sale was sent to the Sangguniang Panlungsod by the Office of the City

1 City Resolution No. 2025-913, 15 December 2025



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HON. PALM ANGEL S. BUNCIO
City Councilor- SK Federation President

Attested by:

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

Certified by:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor



Approved:
HON. STRIKE B. REVILLA
City Mayor

Administrator for review and consideration. The proposed Deed of Sale is incorporated hereto and will be made a part of this Resolution as **Annex "A"**.

WHEREAS, the Sangguniang Panlungsod deliberated on the aforementioned matter and decided to approve the same.

NOW THEREFORE, upon motion of Councilor Horacio M. Brillantes, Jr., unanimously seconded by the members of the 6th 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 amend City Resolution No. 2025-654 authorizing City Mayor Strike B. Revilla to sign a Deed of Absolute Sale with Princesita R. Baquir with regard to a parcel of land situated in Barangay Molino 4, Bacoor City, Cavite.

RESOLVED LASTLY, to furnish the Office of the City Mayor, Mrs. Baquir, and all government agencies concerned with copies of this Resolution.

APPROVED this 15th day of December 2025 at the City of Bacoor, Cavite by the 6th Sangguniang Panlungsod of the City of Bacoor, Cavite.

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

Certified:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor

Attested:

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

Noted:

2 City Resolution No. 2025-913, 15 December 2025



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City Councilor-ABC President

HON. PALM ANGEL S. BUNCIO
City Councilor- SK Federation President

Attested by:

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

Certified by:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor



Approved:

HON. STRIKE B. REVILLA
City Mayor

3 City Resolution No. 2025-913, 15 December 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 Bacor Government Center, Bacor Boulevard, Barangay Bayanan, Bacor 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 Bacor 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. 19-238-0067-53180² situated in Molino IV, Bacor City, Cavite ("Subject Property") by virtue of a *Deed of Sale* with The Intestate Estate of Antenor S. Virata³;

WHEREAS, the PURCHASER has offered to purchase from the SELLER a portion of the Subject Property containing an area of 27,492 square meters, more or less, 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;

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: ONE HUNDRED SIXTY MILLION TWO HUNDRED SEVENTY-EIGHT THOUSAND THREE HUNDRED SIXTY AND 00/100 (PHP 160,278,360.00)**, inclusive of relevant taxes such as capital gains tax.

¹ Copy of City Resolution is attached hereto as Annex "A"

² Copy of Tax Declaration is attached hereto as Annex "B"

³ Copy of Deed of Sale with The Intestate Estate of Antenor S. Virata is attached hereto as Annex "C"

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

2. The SELLER agrees and undertakes to transfer and convey to the PURCHASER the tax declaration over the Subject Property upon receipt of the Purchase Price.
3. The SELLER hereby covenants and agrees 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.
4. The PURCHASER agrees to shoulder the expenses for the payment of 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 tax declaration over the Subject Property in favor of the PURCHASER.

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

PRINCESITA RAFAEL BAQUIR

TIN: 205 421 213 000

Seller

HON. STRIKE B. REVILLA

For City Government of Bacoor

C.R. No. _____

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 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 _____

PRINCESITA R. BAQUIR
SELLER

STRIKE B. REVILLA
City Government of Bacor
PURCHASER

ATTY. AIMEE TORREFRANCANERO
City Government of Bacor
Witness for PURCHASER

Witness for SELLER