



Republic of the Philippines
Province of Cavite
CITY OF BACOOR

Office of the Sangguniang Panlungsod



DISTRICT I

HON. CATHERINE S. SARINO-EVARISTO

City Councilor

HON. MIGUEL N. BAUTISTA

City Councilor

HON. ADRIELITO G. GAWARAN

City Councilor

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

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 ANGELS. BUNCIO

City Councilor-SK Federation President

Attested by:

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

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Noted:

HON. STRIKE B. REVILLA
City Mayor

CITY RESOLUTION NO. 2026-933

Series of 2026

A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF ABSOLUTE SALE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH PH1 WORLD LANDSCAPES, INC. REGARDING THE ACQUISITION OF VARIOUS PARCELS OF LAND BY THE LATTER SITUATED IN BARANGAY DULONG BAYAN, BACOOR CITY, CAVITE.

Sponsored by:

Hon. Horacio M. Brillantes, Jr.

Co-Sponsored by:

Hon. Simplicio G. Dominguez, Hon. Catherine S. Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Adrielito G. Gawaran, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Levy M. Tela and Hon. Ricardo F. Ugalde.

WHEREAS, on 5 January 2026, the City Administrator's Office requested the Sangguniang Panlungsod to pass a resolution authorizing the City Mayor, Hon. Strike B. Revilla, to enter and sign the Deed of Absolute Sale on behalf of the City Government of Bacoor with Ph1 World Landscapes, Inc. (PH1 World) regarding the acquisition of parcels of land with a total area of **Twenty Two Thousand One Hundred Ninety Eight (22,198)** square meters, more or less, covered by various Transfer Certificates of Title (TCT) located at Barangay Dulong Bayan, Bacoor City, Cavite for Expanded 4PH (Pambansang Pabahay para sa Pilipino) Housing Program.

WHEREAS, City Government of Bacoor is the absolute registered owner of parcels of land located in Barangay Dulong Bayan covered by the following TCT, to wit:

No.	Location	Transfer Certificate of Title	Area (Sq.m.)
1	Lot 9, Block 1 Maria Salud, Brgy. Salinas, Bacoor City, Cavite	167-2025002703	104.00
2	Brgy. Dulong Bayan, Bacoor City, Cavite	167-2025002625	5,523.50





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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. AFGA, JR.
Sangguniang Panlungsod Secretary

Certified by:
HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Noted:
HON. STRIKE B. REVILLA
City Mayor

3	Brgy. Dulong Bayan, Bacoor City, Cavite	167-2025001632	5,523.50
4	Brgy. Dulong Bayan, Bacoor City, Cavite	167-2025002612	5,523.50
5	Brgy. Dulong Bayan, Bacoor City, Cavite	167-2025002613	5,523.50
Total			22,198

WHEREAS, on 19 February 2025, the city government conducted a public auction for the sale of the aforementioned parcels of land during which the Ph1 World Landscapes, Inc. was declared as the winning bidder pursuant to a Notice of Award dated 28 February 2025;

WHEREAS, a draft copy of Deed of Absolute Sale (DOAS) to be entered into by the city government and by Ph1 World was sent to the Sangguniang Panlungsod by the City Administrator's Office for review and consideration. The proposed DOAS is incorporated hereto and will be made a part of this Resolution as **Annex "A"**.

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** to authorize the City Mayor, Hon. Strike B. Revilla, to sign a Deed of Absolute Sale with Ph1 World Landscapes, Inc. on behalf of the City Government of Bacoor pertaining to the acquisition of parcels of land by the Ph1 World Landscapes, Inc. located at Barangay Dulong Bayan, Bacoor City, Cavite with a total area of **Twenty Two Thousand One Hundred Ninety Eight (22,198)** square meters, more or less, and covered by various Transfer Certificates of Title.

RESOLVED LASTLY, to furnish the Office of the City Mayor, the Ph1 World Landscapes, Inc. and all government agencies concerned with copies of this Resolution.

APPROVED this 19th day of January 2026 at the City of Bacoor, Cavite by the 6th Sangguniang Panlungsod of the City of Bacoor, Cavite.





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City Councilor

HON. RANDY L. FRANCISCO

City Councilor-ABC President

HON. PALM ANGEL S. BUNCIO

City Councilor-SK Federation President

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

Certified:

Rowena Bautista

HON. ROWENA BAUTISTA-MENDIOLA

City Vice Mayor

Attested:

Strike B. Revilla

ATTY. KHALID A. ATEGA, JR.

Sangguniang Panlungsod Secretary

Noted:

Strike B. Revilla

HON. STRIKE B. REVILLA

City Mayor



SBR20261190

Original Signed
STRIKE B. REVILLA
CITY MAYOR
City of Bacoor

Attested by:

ATTY. KHALID A. ATEGA, JR.

Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA

City Vice Mayor/Presiding Officer

Noted:

HON. STRIKE B. REVILLA

City Mayor



DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Absolute Sale (this "Deed") is made and executed this _____ day of 2025 at _____ by and between:

The **CITY GOVERNMENT OF BACOOR**, a local government unit created and existing under the laws of the Republic of the Philippines, with principal address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, City of Bacoor, Province of Cavite, represented herein by its Chief Local Executive, **HON. STRIKE B. REVILLA**, pursuant to its authority conferred and embodied in City Resolution No. _____ Series of 2025, approved on _____ by the City Council of Bacoor (attached as Annex "A"), and hereinafter referred to as the "SELLER";

- in favor of

PH1 WORLD LANDSCAPES INC., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal address at No. 20 N. Domingo Street, Barangay Valencia, Quezon City, and represented herein by its Authorized Representative, **JAIME RAPHAEL C. FELICIANO**, duly authorized by its Board of Directors to enter into this Deed (per Secretary's Certificate dated _____ (attached as Annex "B")) and hereinafter referred to as the "BUYER".

(Each, a "Party", collectively, the "Parties")

WITNESSETH:

WHEREAS, the SELLER is the absolute and registered owner of parcels of land located in Barangays Dulong Bayan and Salinas, Bacoor City, Cavite, with a total area of Twenty-Two Thousand One Hundred and Ninety-Eight (22,198) square meters, more or less, covered by the following Transfer Certificate of Title ("TCT") Numbers, copies of which are attached hereto as Annex "C," "C-1," "C-2," "C-3," and "C-4" (collectively, the "Subject Properties"):

No.	Location	Transfer Certificate of Title No.	Area (sqm.)
1	Lot 9, Block 1 Maria Salud, Brgy. Salinas, Bacoor City, Cavite	167-2025002703	104.00
2	Brgy. Dulong Bayan, Bacoor City, Cavite	167-2025002625	5,523.50
3	Brgy. Dulong Bayan, Bacoor City, Cavite	167-2025001632	5,523.50
4	Brgy. Dulong Bayan, Bacoor City, Cavite	167-2025002612	5,523.50

5	Brgy. Dulong Bayan, Bacoor City, Cavite	167-2025002613	5,523.50
	TOTAL		22,198.00

WHEREAS, on 19 February 2025, the SELLER, pursuant to Section 379 of the Local Government Code (Republic Act No. 7160, as amended) and the relevant circulars and issuances of the Commission on Audit, conducted a public auction for the sale of the Subject Property, during which PHI World Landscapes, Inc. ("PHI World"), was declared as the winning bidder pursuant to a Notice of Award dated 28 February 2025;

WHEREAS, the BUYER is a company primarily engaged in the real estate business;

WHEREAS, the BUYER, with the cooperation of the SELLER, intends to develop a socialized housing project on the Subject Property under the Fambansang Pabahay Para sa Filipino Program of the Department of Human Settlements and Urban Development.

NOW, THEREFORE, for and in consideration of the foregoing and subsequent premises, the Parties hereto agree as follows:

1. TRANSFER OF SUBJECT PROPERTY.

For and in consideration of the Purchase Price (as defined in Section 2 of this Deed), the SELLER hereby sells, transfers, and conveys, by way of absolute sale, unto the BUYER, its successors and assigns, all the SELLER's rights, title, and interest in and to the Subject Property.

2. PURCHASE PRICE.

The SELLER hereby sells, transfers, and conveys the Subject Property to the BUYER for the total purchase price of **One Hundred Fifty-Seven Million, Four Hundred Forty-Two Thousand, Six Hundred Five Pesos and Thirty-One Centavos (PHP 157,442,605.31)** (the "Purchase Price"), receipt of which is hereby acknowledged and confirmed by the SELLER.

The Purchase Price is exclusive of applicable taxes and fees. The allocation of these taxes and fees is provided in Section 3 of this Deed.

3. TAXES AND FEES.

3.1. The SELLER shall be responsible for remitting the applicable capital gains tax on the sale of the Subject Property to the Bureau of Internal Revenue.

3.2. The following taxes and fees shall be for the account of the BUYER:

(a) capital gains tax and documentary stamp tax on the transfer of the Subject Property;

(b) local transfer taxes;

(c) registration fees for the transfer of titles and tax declarations covering the Subject Property in the BUYER's name; and

- (d) all other taxes and fees incidental to or as a consequence of the execution of this Deed.
- 3.3. For the avoidance of doubt, the BUYER shall not be liable for any taxes, fees, charges, fines, or penalties imposed on the Subject Property prior to the execution of this Deed.

4. REIMBURSEMENT FOR PRIOR EXPENDITURES.

The BUYER shall reimburse the SELLER the amount of **Five Million Philippine Pesos (PHP 5,000,000.00)** to cover the SELLER's prior expenditures for architectural and civil works related to the Subject Property.

5. TURNOVER OF THE SUBJECT PROPERTY.

- 5.1. Upon execution of this Deed, the SELLER shall turn over to the BUYER the peaceful, continuous, and uninterrupted ownership and possession of the Subject Property, free from any actual occupants, informal settlers, encroachments, or third-party claims. The SELLER shall defend and hold the BUYER free and harmless from any judicial or administrative claims that may impair or delay the BUYER's full rights of ownership or possession over the Subject Property.
- 5.2. Upon execution of this Deed, the SELLER shall turn over to the BUYER the following documents:
 - (a) original owner's duplicate copies of the TCTs issued in the name of the SELLER, free from all claims, liens, and encumbrances;
 - (b) original owner's copies of the latest tax declarations covering the Subject Property issued in the name of the SELLER;
 - (c) original copy of Tax Clearance showing payments for RPT, special assessments, or other charges on the Subject Property up to the date of the execution of this Deed;
 - (d) original certificate of exemption from real property taxes issued by the City Treasurer;
 - (e) original certificate of no improvement, if applicable;
 - (f) certified true copy of *Sangguniang Panlungsod* Resolution and/or Housing Board Resolution authorizing the sale of the Subject Property to the BUYER and designating the authorized representative therefor;
 - (g) original certification from the Bacoor City Zoning and Land Development Department confirming that the Subject Property has been reclassified for the purpose/s for which it is intended; and
 - (h) such other documents as may be required by the BUYER and/or deemed by the BUYER as necessary or desirable to effect the transfer of

the TCTs and the tax declarations covering the Subject Property in the name of the BUYER.

6. ASSISTANCE IN SECURING DRAINAGE EASEMENT AND RIGHT OF WAY

Upon execution of this Deed, and for as long as the socialized housing project exists, the SELLER undertakes to assist the BUYER in securing:

- (a) the necessary drainage easement over adjacent or nearby properties, including any gully or natural drainage path traversing or connected to the Subject Property, as may be reasonably required for proper drainage outfall; and
- (b) a right of way over adjacent or nearby properties, as may be necessary to ensure access to and from the Subject Property.

Such assistance shall include the endorsement, facilitation, and execution of supporting documents or resolutions, as well as the management and coordination with any residents or occupants who may be affected by the establishment of such easement, subject to applicable laws, local ordinances, and regulations.

7. GRANT OF EASEMENT OF RIGHT OF WAY WITHIN THE REQUIRED SETBACK AREA TO AFFECTED NEIGHBORING LOTS

The BUYER acknowledges that an easement of right of way for neighboring lot owners or lawful occupants shall have been provided with the required setback area of five (5) meters for the socialized housing project to be developed on the Subject Property.

The BUYER shall ensure that all construction activities shall allow reasonable access, within the required setback area, to affected neighboring properties and shall be undertaken without obstructing or impairing the use of the said easement of right of way.

8. REPRESENTATIONS AND WARRANTIES.

8.1. The SELLER represents and warrants to the BUYER that, as of the date of the execution of this Deed and continuing until the completion of the transfer of ownership and title of the Subject Property:

- (a) The SELLER is the lawful and registered owner of the Subject Property and holds a valid and marketable title thereto, free and clear of liens, encumbrances, adverse claims, or restrictions that could impair its transfer to the BUYER;
- (b) The SELLER has full legal authority to sell the Subject Property pursuant to applicable laws and regulations, including the Local Government Code (Republic Act No. 7160, as amended) and its

implementing rules and regulations. The sale has been authorized by the *Sangguniang Panlungsod* and, if required, by the Housing Board and other governing boards or committees;

- (c) The sale of the Subject Property complies with all legal and procedural requirements and approvals from relevant government authorities;
- (d) The Subject Property was lawfully acquired by the SELLER through a valid purchase and is not the subject of any conflicting or overlapping sale, donation, lease, usufruct, encumbrance, or pending application for disposition that would impair the SELLER's authority to transfer ownership and possession to the BUYER;
- (e) The Subject Property is not compulsorily covered by the Comprehensive Agrarian Reform Program ("CARP") and is not subject to any restrictions limiting its use to agricultural purposes;
- (f) The Subject Property complies with the local zoning ordinance and comprehensive land use plan, and no restrictions exist that would prevent the BUYER from using the Subject Property for its intended lawful purpose;
- (g) all real property taxes, special assessments, and other lawful charges on the Subject Property have been fully paid up to the date of execution of this Deed;
- (h) The Subject Property is free from occupants, tenants, or claimants, and the SELLER shall hold the BUYER free and harmless from any claims or liabilities arising from any claims of entitlement;
- (i) There are no pending or threatened suits, claims, actions, or proceedings before any court or government agency involving the Subject Property or the SELLER's authority to dispose of it;
- (j) The execution, delivery, and performance of this Deed have been duly authorized, and this Deed constitutes a legal, valid, and binding obligation of the SELLER; and
- (k) The SELLER has disclosed all material facts and legal conditions affecting the Subject Property, and no material information has been withheld that could adversely affect the BUYER's rights, ownership, or use of the Subject Property.

8.2. The BUYER represents and warrants to the SELLER that:

- (a) It is a corporation duly organized and existing under the laws of the Republic of the Philippines, with authority to enter into and perform this Deed;
- (b) The execution of this Deed has been duly authorized by its Board of Directors; and

- (c) There is no legal restriction or pending case that prohibits or impairs the BUYER from entering into this Deed.
- (d) It has the capacity to undertake development project/s as provided under the Public Auction's Terms of Reference.

9. REMEDIES IN CASE OF BREACH.

- 9.1. If the SELLER fails to comply with any of its obligations under this Deed, or if any of the representations or warranties it made is found to be false, inaccurate, or misleading, such failure shall constitute a breach of contract. Upon written notice by the BUYER to the SELLER, the BUYER may, at its sole discretion, rescind or cancel this Deed, without prejudice to any other rights or remedies available under the law, including the recovery of the Purchase Price, reasonable costs and expenses related to this sale, as well as improvements and developments made on the Subject Property, and a claim for damages.
- 9.2. If the BUYER fails to comply with any of its obligations under this Deed, or if any representation or warranty it made is found to be false, inaccurate, or misleading, such failure shall constitute a breach of contract. Upon written notice by the SELLER to the BUYER, the SELLER may, at its sole discretion, rescind or cancel this Deed, without prejudice to any other rights or remedies available under the law, including the recovery of possession of the Subject Property and the improvements thereon, if any, but subject to the BUYER's right to reimbursement for such improvements and claim for damages.

10. CONFIDENTIALITY.

Each of the Parties shall agree to treat with confidentiality any information or materials furnished or made available by one Party to the other in connection with this Deed except such information: (a) that is generally available to the public or becomes generally available to the public; (b) that is disclosed by a third party under circumstances sufficient to reasonably conclude that such disclosure was made without breach of any obligation of confidentiality under this Section; or (c) that is required to be disclosed by law or regulation, any court, stock exchange, or administrative body or pursuant to any insurance policy.

Neither Party shall use any confidential information in any way detrimental to the other or to its stockholders, directors, officers, affiliates, or subsidiaries. The Parties may, however, disclose such information to their officers, representatives, employees, and agents who need to know such information for due diligence purposes and the implementation of this Deed.

Each of the Parties shall inform their respective representatives of the confidential nature of all information received from the other and the existence of this Deed and shall be responsible for any breach of this Deed by such representatives.

11. GOVERNING LAW AND VENUE OF SUIT.

This Deed and any non-contractual rights or obligations arising out of or in connection with it shall be governed by and construed in accordance with the laws

of the Republic of the Philippines. The venue of any court with respect to this Deed shall be the proper courts of Bacoor City, Cavite, or Quezon City, to the exclusion of any other venues.

12. SEVERABILITY.

If any one or more of the provisions contained in this Deed shall be declared invalid, illegal, or unenforceable by a competent court or agency, the remaining provisions contained herein shall not in any way be affected or impaired and shall remain in full force and effect.

13. ENTIRE AGREEMENT.

This Deed, including its annexes, constitutes the entire agreement between the Parties with respect to the sale of the Subject Property by the SELLER to the BUYER. This Deed supersedes any and all agreements, oral and/or written, previously entered into between the Parties in connection with the Subject Property. This Deed shall not hereafter be amended, changed, modified, novated, or in any way altered, except by an instrument in writing duly signed by the Parties hereto.

14. BINDING EFFECT.

This Deed shall be binding upon and inure to the benefit of the Parties and their respective successors-in-interest and permitted assigns.

15. COUNTERPARTS.

This Deed may be signed in multiple counterparts, each of which will be considered original, and all of which will be considered one and the same document.

[The space below has been intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, the Parties hereto have set their hands on the date and at the place stated above.

CITY GOVERNMENT OF BACOOR

Seller

By:

STRIKE B. REVILLA
Chief Local Executive/Mayor

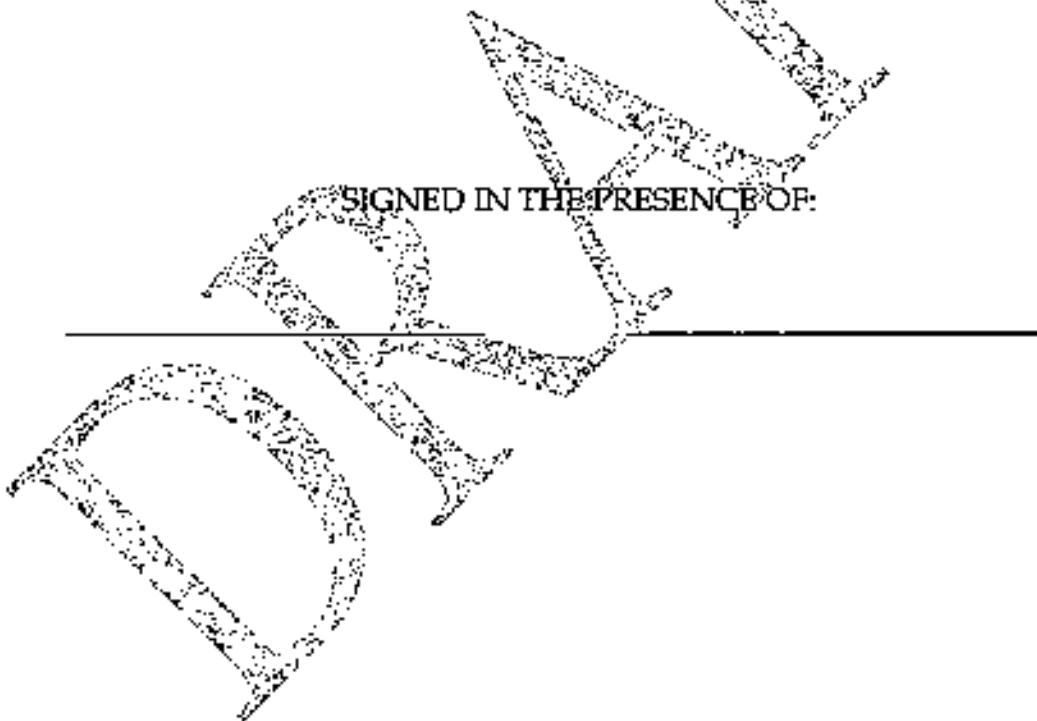
PHI WORLD LANDSCAPES INC.

Buyer

By:

JAIME RAPHAEL C. FELICIANO
Authorized Representative

SIGNED IN THE PRESENCE OF:



REPUBLIC OF THE PHILIPPINES)

) S.S.

ACKNOWLEDGMENT

BEFORE ME, a Notary Public, for and in _____ this ___ day of _____
2025 appeared:

Name	Competent Evidence of Identity	Date / Place Issued
CITY GOVERNMENT OF BACOOR By: Hon. STRIKE B. REVILLA <i>Chief Local Executive</i>		
PH1 WORLD LANDSCAPES INC. By: JAIME RAPHAEL C. FELICIANO <i>Authorized Representative</i>		

known to me to be the same persons who executed the foregoing instrument, and further acknowledged that the same is of their free and voluntary act and deed and that of the corporations herein represented.

This instrument consisting of _____ (____) pages, including this page on which the Acknowledgement is written but excluding the annexes, refers to a Deed of Absolute Sale, signed by the parties on the signature page and each of the other pages, including the annexes.

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

Doc No. _____
Page No. _____
Book No. _____
Series of 2025.

Notary Public