



Republic of the Philippines

**CITY OF BACOR**

Province of Cavite

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**CITY RESOLUTION NO. CR 2014-126**  
**Series of 2014**

**A RESOLUTION REQUESTING THE BUREAU OF INTERNAL REVENUE (BIR) TO EXEMPT THE LOCAL GOVERNMENT OF THE CITY OF BACOR, CAVITE FROM PAYING CAPITAL GAINS TAX ON THE VARIOUS REAL PROPERTIES PURCHASED BY THE CITY GOVERNMENT FROM (A) WINDSOR PROPERTIES, INC. LOCATED AT MALIKSI, BACOR, CAVITE WITH A TOTAL AREA OF FIFTEEN THOUSAND ONE HUNDRED EIGHTEEN (15,118) SQUARE METERS AND FROM (B) DANLIZEL REALTY AND DEVELOPMENT CORPORATION LOCATED AT ZAPOTE, BACOR, CAVITE WITH A TOTAL AREA OF FIFTEEN THOUSAND THREE HUNDRED TWENTY (15,320) SQUARE METERS PURSUANT SECTION 20 OF REPUBLIC ACT NO. 7279 ALSO KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992".**

Sponsored by: **Hon. Reynaldo D. Palabrica**

Co-sponsored by: **Hon. Miguel N. Bautista, Hon. Rowena Bautista-Mendiola, Hon. Venus D. De Castro, Hon. Bayani M. De Leon, Hon. Leandro A. De Leon, Hon. Reynaldo M. Fabian, Hon. Edwin G. Gawaran, Hon. Hernando C. Gutierrez, Hon. Victorio L. Guerrero, Jr., Hon. Roberto R. Javier, Hon. Gaudencio P. Nolasco, and Hon. Avelino B. Solis.**

**WHEREAS**, Section 20 of Republic Act No. 7279 provides that:

**"Sec. 20. Incentives for Private Sector Participating in Socialized Housing.** — To encourage greater private sector participation in socialized housing and further reduce the cost of housing units for the benefit of the underprivileged and homeless, the following incentives shall be extended to the private sectors:

- (a) Reduction and simplification of qualification and accreditation requirements for participating private developers;
- (b) Creation of one-stop offices in the different regions of the country for the processing, approval and issuance of clearances, permits and licenses: Provided, That clearances, permits and licenses shall be issued within ninety (90) days from the date of submission of all requirements by the participating private developers;
- (c) Simplification of financing procedures; and
- (d) Exemption from the payment of the following:
  - (1) Project-related income taxes;
  - (2) **Capital gains tax on raw lands used for the project;**
  - (3) Value-added tax for the project contractor concerned;

District I:

HON. AVELINO B. SOLIS  
City Councilor

HON. EDWIN G. GAWARAN  
City Councilor

HON. MIGUEL N. BAUTISTA  
City Councilor

HON. ROWENA BAUTISTA- MENDIOLA  
City Councilor

HON. REYNALDO M. FABIAN  
City Councilor

HON. VENUS D. DE CASTRO  
City Councilor

District II:

HON. REYNALDO D. PALABRICA  
City Councilor / President Pro-Tempore

HON. HERNANDO C. GUTIERREZ  
City Councilor

HON. GAUDENCIO P. NOLASCO  
City Councilor

HON. BAYANI M. DE LEON  
City Councilor

HON. LEANDRO A. DE LEON  
City Councilor

HON. ROBERTO R. JAVIER  
City Councilor

HON. VICTORIO L. GUERRERO, JR.  
City Councilor - ABC Pres.

Attested by:

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

Approved by:

HON. CATHERINE S. EVARISTO  
Acting City Mayor

Approved by:

HON. STRIKE B. REVILLA  
City Mayor



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**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

- (4) Transfer tax for both raw completed projects; and
- (5) Donor's tax for lands certified by the local government units to have been donated to socialized housing purposes.

Provided, That upon application for exemption, a lien on the title of the land shall be annotated by the Register of Deeds: Provided, further, That the socialized housing development plan has already been approved by the appropriate government agencies concerned: Provided, finally, That all the savings acquired by virtue of this provision shall accrue in favor of the beneficiaries subject to the implementing guidelines to be issued by the Housing and Urban Development Coordinating Council. xxx" (*Emphasis supplied*)

**WHEREAS**, the local government of the City of Bacoor bought several parcels of land from Windsor Properties Inc. and from Danlize Realty and Development Corporation which are intended for use by informal settler families who will be named as beneficiaries in the city government's socialized housing program. To enable the municipal government to push through with the said purchase, the then Sangguniang Bayan of Bacoor, Cavite passed Municipal Resolution No. 11-S-2010 on 18 January 2010 and Municipal Resolution No. 27-S-2010 on 1 February 2010 authorizing then Municipal Mayor Strike B. Revilla to sign a Deed of Absolute Sale with Windsor Properties Inc. and Danlize Realty and Development Corporation for and on behalf of the then Municipality of Bacoor, Cavite. Attached as **Annexes "A"** and **"B"** respectively are certified true copies of the said Municipal Resolutions.

**WHEREAS**, the deeds of sale covering the above-mentioned purchases specifically provided that the Municipality of Bacoor, Cavite would pay for the capital gains, documentary stamp tax and other costs related to the transfer of title for the said properties in favor of then municipal government. Attached as **Annexes "C"** and **"D"** respectively are photocopies of the Deed of Absolute Sale dated 18 August 2014 between the Municipality of Bacoor and Windsor Properties Inc. and the Deed of Absolute Sale dated 24 May 2010 between the Municipality of Bacoor and Danlize Realty and Development Corporation.

**WHEREAS**, the tax exemptions granted in favor of the private sector under RA 7279 was intended "to encourage greater private sector participation in socialized housing and further reduce the cost of housing units for the benefit of the underprivileged and homeless."

**WHEREAS**, it is respectfully submitted that if the tax incentives enumerated above can be granted to those in the private sector who would participate in the government's

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 City Councilor  
 HON. ROBERTO R. JAVIER  
 City Councilor  
 HON. VICTORIO L. GUERRERO, JR.  
 City Councilor - ABC Pres.

Attested by:  
 ATTY. KHALID A. ATEGA, JR.  
 Sangguniang Panlungsod Secretary

Approved by:  
 HON. CATHERINE S. EVARISTO  
 Acting City Mayor

Approved by:  
 HON. STRIKE B. REVILLA  
 City Mayor



Republic of the Philippines

**CITY OF BACOR**

Province of Cavite

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

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City Councilor - ABC Pres.

Attested by:  
ATTY. KHALID A. ATEGA, JR.  
Sangguniang Panlungsod Secretary

Approved by:  
HON. CATHERINE S. EVARISTO  
Acting City Mayor

Approved by:  
HON. STRIKE B. REVILLA  
City Mayor

socialized housing program, there is strong legal basis for the local government of the City of Bacoor to be granted the same tax exemption considering that it agreed to assume the burden of paying the capital gains taxes on the said transactions. Moreover, if the city government would be exempted from paying the said capital gains tax, the City of Bacoor would be able to maximize the use of its public funds for the benefit of informal settlers residing within the city.

**NOW THEREFORE, BE IT RESOLVED AS IT IS HEREBY** by the Sangguniang Panlungsod in special session duly assembled to request the Bureau of Internal Revenue (BIR) through Honorable Commissioner Kim Henares to exempt the local government unit of the City of Bacoor from paying the capital gains tax related to the purchase of the following real properties in relation the city government's socialized housing program:

**Lots Purchased from Windsor Properties Inc.:**

TCT Number	Lot Area (in square meters)
TCT No. 307639	7,559.00
TCT No. 309551	1,889.75
TCT No. 309550	1,889.75
TCT No. 309552	1,889.75
TCT No. 309638	1,889.75
<b>Total Land Area</b>	<b>15,118 sqm</b>

**Lots Purchased from Danlize Realty and Development Corporation:**

TCT Number	Lot Area (in square meters)
TCT No. 845140	14,685
TCT No. 845143	164
TCT No. 845141	81
TCT No. 845142	61
TCT No. 845145	189
TCT No. 845146	96
TCT No. 845147	27
TCT No. 845149	9
TCT No. 845150	8
<b>Total Land Area</b>	<b>15,320 sqm</b>

**RESOLVED FURTHER**, that if the afore-mentioned request for exemption is approved, the savings acquired by virtue of the application of the tax incentives under Section 20 of RA 7279 shall accrue in favor of the beneficiaries of the City of Bacoor's socialized housing program subject to the



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**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

implementing guidelines of the said law issued by the Housing and Urban Development Coordinating Council.

**RESOLVED LASTLY**, that copies of this Resolution be distributed to all the departments and units of the city government and to the BIR.

**UNANIMOUSLY APPROVED** this 19<sup>th</sup> day of December 2014 at Bacoor City, Cavite during the special session of the Sangguniang Panlungsod of Bacoor City, Cavite.

**VOTING RECORD**

IN FAVOR	<i>Hon. Miguel N. Bautista, Hon. Rowena Bautista-Mendiola, Hon. Venus D. De Castro, Hon. Bayani M. De Leon, Hon. Leandro A. De Leon, Hon. Reynaldo M. Fabian, Hon. Edwin G. Gawaran, Hon. Victorio L. Guerrero, Jr., Hon. Hernando C. Gutierrez, Hon. Roberto R. Javier, Hon. Gaudencio P. Nolasco, and Hon. Avelino B. Solis.</i>
DISSENTING	None
ABSTAINED	None

**ATTENDANCE RECORD**

PRESENT	13
ON LEAVE	None
ABSENT	None

*I hereby certify that (a) the foregoing Resolution was duly approved in accordance with law and (b) all its contents are true and correct.*

Certified by:

**HON. REYNALDO D. PALABRICA**  
City Councilor/Acting Presiding Officer/  
President Pro-Tempore

Attested by:

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

Approved by:

**HON. CATHERINE S. EVARISTO**  
Acting City Mayor

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**HON. ROBERTO R. JAVIER**  
City Councilor

**HON. VICTORIO L. GUERRERO, JR.**  
City Councilor - ABC Pres.

Attested by:  
**ATTY. KHALID A. ATEGA, JR.**  
Sangguniang Panlungsod Secretary

Approved by:  
**HON. CATHERINE S. EVARISTO**  
Acting City Mayor

Approved by:  
**HON. STRIKE B. REVILLA**  
City Mayor

**CERTIFIED TRUE COPY**

Office of the Sangguniang Bayan

**ATTY. KHALID A. ATEGA JR.**  
SP SECRETARY

**MUNICIPAL RESOLUTION NO. 11**  
Series of 2010

A RESOLUTION AUTHORIZING THE MUNICIPAL MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF ABSOLUTE SALE BETWEEN THE MUNICIPALITY OF BACOR AND DANLIZEL REALTY AND DEVELOPMENT CORPORATION.

*Sponsored by Councilor Bayani M. De Leon*

WHEREAS, the general welfare clause of the Local Government Code of 1991 mandates the socio-economic development of communities within the territorial jurisdiction of various local government units.

WHEREAS, Danlize Realty and Development Corporation is the registered owner of various lots located at Zapote, Bacoor, Cavite with a total area of Fifteen Thousand Three Hundred Twenty (15,320) square meters as evidenced by the following Transfer Certificates of Titles, to wit:

TCT No.	Lot Area
TCT No. 845140	14,685 sq. m.
TCT No. 845143	164 sq. m.
TCT No. 845141	81 sq. m.
TCT No. 845142	61 sq. m.
TCT No. 845145	189 sq. m.
TCT No. 845146	96 sq. m.
TCT No. 845147	27 sq. m.
TCT No. 845149	9 sq. m.
TCT No. 845150	8 sq. m.

**BAGONG BACOR!**

WHEREAS, the Municipal Government of Bacoor intends to buy the said lots to be used as a relocation site for the informal settlers now residing along the banks of the Zapote River within the jurisdiction of Bacoor, Cavite;

WHEREAS, the Office of the Municipal Mayor of Bacoor, Cavite submitted a draft Deed of Absolute Sale that involves the sale of the above-mentioned property to the Sangguniang Bayan for its review and consideration.

**OFFICIAL SEAL**  
**OFFICE OF THE MUNICIPAL SECRETARY**  
**OFFICE OF THE MUNICIPAL PRESIDENT**  
**OFFICE OF THE MUNICIPAL VICE PRESIDENT**  
**OFFICE OF THE MUNICIPAL CLERK**  
**OFFICE OF THE MUNICIPAL TREASURER**  
**OFFICE OF THE MUNICIPAL ENGINEER**  
**OFFICE OF THE MUNICIPAL SOCIAL WELFARE OFFICER**  
**OFFICE OF THE MUNICIPAL HEALTH OFFICER**  
**OFFICE OF THE MUNICIPAL PLANNING OFFICER**  
**OFFICE OF THE MUNICIPAL AGRICULTURE OFFICER**  
**OFFICE OF THE MUNICIPAL FISHERIES OFFICER**  
**OFFICE OF THE MUNICIPAL TOURISM OFFICER**  
**OFFICE OF THE MUNICIPAL ENVIRONMENTAL OFFICER**  
**OFFICE OF THE MUNICIPAL FIRE OFFICER**  
**OFFICE OF THE MUNICIPAL POLICE OFFICER**  
**OFFICE OF THE MUNICIPAL JUVENILE OFFICER**  
**OFFICE OF THE MUNICIPAL PROBATION OFFICER**  
**OFFICE OF THE MUNICIPAL SOCIAL WORKER**  
**OFFICE OF THE MUNICIPAL NUTRITION OFFICER**  
**OFFICE OF THE MUNICIPAL SENIORS OFFICER**  
**OFFICE OF THE MUNICIPAL WELFARE OFFICER**  
**OFFICE OF THE MUNICIPAL RELIGIOUS OFFICER**  
**OFFICE OF THE MUNICIPAL CULTURAL OFFICER**  
**OFFICE OF THE MUNICIPAL ARTS AND CRAFTS OFFICER**  
**OFFICE OF THE MUNICIPAL SPORTS OFFICER**  
**OFFICE OF THE MUNICIPAL RECREATION OFFICER**  
**OFFICE OF THE MUNICIPAL TOURISM OFFICER**  
**OFFICE OF THE MUNICIPAL ENVIRONMENTAL OFFICER**  
**OFFICE OF THE MUNICIPAL FIRE OFFICER**  
**OFFICE OF THE MUNICIPAL POLICE OFFICER**  
**OFFICE OF THE MUNICIPAL JUVENILE OFFICER**  
**OFFICE OF THE MUNICIPAL PROBATION OFFICER**  
**OFFICE OF THE MUNICIPAL SOCIAL WORKER**  
**OFFICE OF THE MUNICIPAL NUTRITION OFFICER**  
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**OFFICE OF THE MUNICIPAL RELIGIOUS OFFICER**  
**OFFICE OF THE MUNICIPAL CULTURAL OFFICER**  
**OFFICE OF THE MUNICIPAL ARTS AND CRAFTS OFFICER**  
**OFFICE OF THE MUNICIPAL SPORTS OFFICER**  
**OFFICE OF THE MUNICIPAL RECREATION OFFICER**

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**MUNICIPALITY OF BACCOOR**  
*Office of the Sangguniang Bayan*

**VERIFIED TRUE COPY**

**ATTY. KHALID A. ATEGA JR.**  
**SP SECRETARY**

Municipal Resolution No. 11-S-2010  
 January 18, 2010  
 Page 2  
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**NOW THEREFORE**, upon motion of Councilor Bayani M. De Leon and unanimously seconded by all the members present, in its 103rd regular session assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Bayan of Bacoor, Province of Cavite to authorize the Municipal Mayor, Hon. Strike B. Revilla, to sign the above-mentioned of Deed of Absolute Sale for and on behalf of the Municipal Government of Bacoor, Cavite.

**RESOLVED, LASTLY**, to furnish all concerned government offices and agencies with copies of this Resolution.

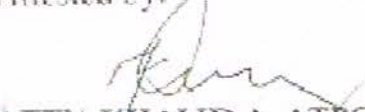
**ADOPTED** this 18th day of January 2010 by the Sangguniang Bayan of Bacoor, Cavite.

*I hereby certify that the contents of the foregoing Resolution are true and correct.*

Certified by:

  
**HON. ROLANDO S. REMULLA**  
*Acting Vice Mayor/ Acting Presiding Officer*

Attested by:

  
**ATTY. KHALID A. ATEGA, JR.**  
*Sangguniang Bayan Secretary*

**BAGONG BACCOOR!**  
 Tapat sa Serbisyo, Nagbabago... Approved by: Pagbabago...

  
**HON. STRIKE B. REVILLA**  
*Municipal Mayor*

**ROLANDO S. REMULLA**  
*Acting Vice Mayor/ Acting Presiding Officer*  
**MELINDA SOLIS**  
*Councilor*  
**On Leave**  
**BERT V. GERVACIO**  
*Councilor*  
**REYNALDO M. FABIAN**  
*Councilor*  
**FORMILA D. CELESTINO**  
*Councilor*  
**WELINDO S. DE CASTRO**  
*Councilor*  
**MIGUEL N. BAUTISTA**  
*Councilor*  
**BAYANI M. DE LEON**  
*Councilor*  
**CATHERINE H. SARINO**  
*Councilor - BC President*  
**GIANNIE LOUISE A. OLEGARIO**  
*Councilor - SK President*  
**Attested by:**  
**ATTY. KHALID A. ATEGA JR.**  
*Secretary to the Sangguniang Bayan*  
**Certified by:**  
**On Leave**  
**ROSETTE MIRANDA FERNANDO**  
*Municipal Vice Mayor/Presiding Officer*  
**Approved by:**  
**STRIKE REVILLA**  
*Municipal Mayor*

**CERTIFIED TRUE COPY**

**ATTY. KHALID A. ATEGA JR.**

**SP SECRETARY**

**MUNICIPAL RESOLUTION NO. 27**

Series of 2010

**A RESOLUTION AUTHORIZING THE MUNICIPAL MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF ABSOLUTE SALE BETWEEN THE MUNICIPALITY OF BACCOOR AND WINDSOR PROPERTIES, INC.**

*Sponsored by Councilor Bayani M. De Leon*

**WHEREAS**, the general welfare clause of the Local Government Code of 1991 mandates the socio-economic development of communities within the territorial jurisdiction of various local government units.

**WHEREAS**, Windsor Properties, Inc. is the registered owner of various lots located at Maliksi, Bacoor, Cavite with a total area of Fifteen Thousand One Hundred Eighteen (15,118) square meters as evidenced by the following Transfer Certificates of Title, to wit:

TCT No.	Lot Area
TCT No. 307639	7,559.00 sq. m.
TCT No. 309551	1,889.75 sq. m.
TCT No. 309550	1,889.75 sq.m.
TCT No. 309552	1,889.75 sq.m.
TCT No. 309638	1,889.75 sq.m.

**WHEREAS**, the Municipal Government of Bacoor intends to buy the said lot to be used as a relocation site for the informal settlers now residing along the banks of the rivers and waterways within the jurisdiction of **Bacoor, Cavite**;

**WHEREAS**, the Office of the Municipal Mayor of Bacoor, Cavite submitted a draft Deed of Absolute Sale, that involves the sale of the above-mentioned properties, to the Sangguniang Bayan for its review and consideration.

**BAGONG BACCOOR!**

*Tapat sa Serbisyo, Nagkakaisa sa Pagbabago*

ROLANDO S. REMULLA

Councilor

AVELINO B. SOLIS

Councilor

HUBERT V. GERVACIO

Councilor

REYNALDO M. FABIAN

Councilor

NORMITA D. CELESTINO

Councilor

AVELINO S. DE CASTRO

Councilor

MIGUEL N. BAUTISTA

Councilor

BAYANI M. DE LEON

Councilor

CATHERINE H. SARINO

Councilor/ABC President

GLAUCO LOUISE A. OLIGARIO

Councilor/SP President

Attested by

ATTY. KHALID A. ATEGA JR.

Secretary to the Sangguniang

Certified by

ROSETTE MIRANDA FERNANDO

Municipal Vice Mayor/Presiding Officer

Approved by

STRIKE B. REVILLA

Municipal Mayor

**CERTIFIED TRUE COPY**

**ATTY. KHALID A. ATEGA JR.**  
**SP SECRETARY**

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*Office of the Sangguniang Bayan*



**ROLANDO S. REMULLA**  
Mayor

**AVELINO B. SOLIS**  
Councilor

**HUBERT V. GERVACIO**  
Councilor

**KEYNALDOM M. FABIAN**  
Councilor

**SORMITA D. CELESTINO**  
Councilor

**WELINO S. DE CASTRO**  
Councilor

**JIGUEL N. BALTISTA**  
Councilor

**BAYANI M. DE LEON**  
Councilor

**CATHERINE B. SARINO**  
Councilor - Vice President

**BERNIE LOUISA A. OLEGARIO**  
Councilor - SK President

Attested by:

**ATTY. KHALID A. ATEGA JR.**  
Secretary to the Sangguniang

Certified by:

**ROSETTE MIRANDA FERNANDO**  
Municipal Vice Mayor/Presiding Officer

Approved by:

**TRIKE REVILLA**  
Municipal Mayor

Municipal Resolution No. 27-S-2010  
February 1, 2010  
Page 2  
XXXXXXXXXXXXXXXXXXXX

**NOW THEREFORE**, upon motion of Councilor Bayani M. De Leon and unanimously seconded by all the members present, in its 105th regular session assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Bayan of Bacoor, Province of Cavite to authorize the Municipal Mayor, Hon. Strike B. Revilla, to sign the above-mentioned of Deed of Absolute Sale for and on behalf of the Municipal Government of Bacoor, Cavite.

**RESOLVED LASTLY**, to furnish Windsor Properties, Inc. and all concerned government agencies with copies of this Resolution.

**ADOPTED** this 1st day of February 2010 by the Sangguniang Bayan of Bacoor, Cavite.

*I hereby certify that the contents of the foregoing Resolution are true and correct.*

Certified by:

*Rosette M. Fernando*  
**HON. ROSETTE M. FERNANDO**  
Vice Mayor/ Presiding Officer

Attested by:

*Khalid A. Atega Jr.*  
**ATTY. KHALID A. ATEGA, JR.**  
Sangguniang Bayan Secretary

**BAGONG BACOOR!**

Tapat sa Serbisyo, Nagkakaisa sa Pagbabago

Approved by:

*Strike B. Revilla*  
**HON. STRIKE B. REVILLA**  
Municipal Mayor

## DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE, made and entered into by and between:

**WINDSOR PROPERTIES, INC.**, a private and domestic corporation duly organized and existing under and by virtue of the laws of the Philippines, with business address at 4<sup>th</sup> Fl. BP building Edsa cor. Evangelista St. Makati Metro Manila, herein represented by its President, **ROBERTO P. BAES** by virtue of a Secretary's Certificate hereto attached as Annex "A" and hereinafter referred to as the **VENDOR**;

And -

**MUNICIPALITY OF BACoor**, a local government unit, duly organized and existing under Philippine laws with principal office address at Evangelista Street, Barangay Tabing Dagat, Bacoor, Cavite, represented herein by its Municipal Mayor, **HON. STRIKE B. REVILLA**, hereinafter referred to as the **VENDEE**,

## WITNESSETH:

Whereas, the **VENDOR** is the registered owner of a parcel of lot located at Barrios Talaba, Zapote and Maliksi Bacoor, Cavite covered by the following Transfer Certificate of Titles of the Register of Deeds of the Province of Cavite and more particularly described as follows:

## TCT- No. T- 307638

A parcel of land ( lot 9-F of the subd. plan ( LRC) Psd- 345648, approved as a non subd. project being a portion of Lot 9 Psu- 49607 , L. R. C. Rec. No. 29210 ) . situated in the Bo. Of Talaba, Zapote and Maliksi ,, Mun. of Bacoor, Prov. Of Cavite Island of Luzon . Bounded on the SE pts. 6 to 1 by Lot 9-F of the subd. plan on the SW pts 1 to 4 by property of Feliciano Banas, pts. 4 to 5 by property of Micaela Cuenca, Lot 3, II-5137 and on the NW. pts. 5 to 6 by property of Micaela Cuenca. Lot 2, II -5137 . Beginning at a pt. marked "1" on the plan x x x x x containing an area of **ONE THOUSAND EIGHT HUNDRED EIGHTY NINE SQUARE METERS AND SEVENTY FIVE DECIMETERS (1,889.75 ) more or less.**

## TCT- No. T- 307639

A parcel of land ( lot 9-B of the subd. plan ( LRC) Psd- 345648, approved as a non subd. project being a portion of Lot B, Psu- 49607, L. R. C. Rec. No. 29210 ). situated in the Bo. Of Talaba, Zapote and Maliksi ,, Mun. of Bacoor, Prov. Of Cavite, Island of Luzon. Bounded on the SE and NE pts 4 to 9 and 9-1 by Lot 9-A of the subd. plan, on the S pts. 1-2 by Heirs of Mauricio Miranda and on the NW pts. 2 to 3 by Lot 9-C of the subd. plan and pts. 3 to 4 by property of Micaela Cuenca, Lot 2, II- 5137. . Beginning at a pt. marked "1" on the plan x x x x x containing an area of **SEVEN THOUSAND FIVE HUNDRED FIFTY NINE (7559 ) square meters more or less.**

**TCT- No. T- 309550**

A parcel of land ( lot 9-D of the subd. plan ( LRC) Psd- 345648, approved as a non subd. project being a portion of Lot 9 Psu- 49607 , L. R. C. Rec. No. 29210 ). situated in the Bo. Of Talaba, Zapote and Malicsi ,, Mun. of Bacoor, Prov. Of Cavite Island of Luzon . Bounded on the SE pts. 5 to 1 by Lot 9-C of the subd. plan, on the S pts. 1-2 by Heirs of Mauricio Miranda , on the SW pts. 2 to 3 by property of Feliciano Banas and on the NW pts 1 to 2 by Lot 9-E of the subd. plan and ptys 4-5 by property of Micaela Cuenca , Lot 2, II- 5137 . Beginning at a pt. marked "1" on the plan x x x x x containing an area of **ONE THOUSAND EIGHT HUNDRED EIGHTY NINE SQUARE METERS AND SEVENTY FIVE DECIMETERS (1,889.75 ) more or less.**

**TCT- No. T- 309551**

A parcel of land ( lot 9-C of the subd. plan ( LRC) Psd- 345648, approved as a non subd. project being a portion of Lot 9 Psu- 49607 , L. R. C. Rec. No. 29210 ). situated in the Bo. Of Talaba, Zapote and Malicsi ,, Mun. of Bacoor, Prov. Of Cavite Island of Luzon . Bounded on the SE pts. 3-4 by Lot 9-B of the subd. plan, on the S pts 4 to 1 by Heirs of Mauricio Miranda and on the NW. pts. 1 to 2 by Lot 9-D of thye subd. plan and pts. 2 to 3 by property of Micaela Cuenca , Lot 2, II- 5137 . Beginning at a pt. marked "1" on the plan x x x x x containing an area of **ONE THOUSAND EIGHT HUNDRED EIGHTY NINE SQUARE METERS AND SEVENTY FIVE DECIMETERS (1,889.75 ) more or less.**

**TCT- No. T- 309552**

A parcel of land ( lot 9-E of the subd. plan ( LRC) Psd- 345648, approved as a non subd. project being a portion of Lot 9 Psu- 49607B , L. R. C. Rec. No. 29210 ). situated in the Bo. Of Talaba, Zapote and Malicsi ,, Mun. of Bacoor, Prov. Of Cavite Island of Luzon . Bounded on the SE pts. 5 to 6 by Lot 9-K of the subd. plan., on the S pts. 6 to 1 by property of Feliciano Banas and on the NW pts 1 and 2 by Lot 9-F of the subd. plan and pts. 2 to 5 by property of Micaela Cuenca , Lot 2, II- 5137 . Beginning at a pt. marked "1" on the plan x x x x x containing an area of **ONE THOUSAND EIGHT HUNDRED EIGHTY NINE SQUARE METERS AND SEVENTY FIVE DECIMETERS (1,889.75 ) more or less.**

**NOW THEREFORE**, for and in consideration of the foregoing premises, the **VENDOR** has agreed to sell and the **VENDEE** has agreed to buy the above described parcels of land , free from liens and encumbrances ;

That for and in consideration of the sum of **TEN MILLION SEVEN HUNDRED THOUSAND PESOS (Php 10,700,000.00)**, Philippine Currency, the **VENDOR** hereby **SELLS, TRANSFERS AND CONVEYS** unto the **VENDEE**, the above described parcels of lot; that the capital gains tax documentary stamp tax and expenses for the registration and transfer of the title shall be for the account of the **VENDEE**;

That the **VENDOR** hereby warrants title over the land above described with full right to dispose of the same, free from all liens and encumbrances.

The VENDOR warrant effecting and/or securing any and all documents that may be required by law to effect transfer of title of said parcels of land in favor of the VENDEE. The VENDOR likewise warrants payment of realty taxes accruing as of the date of the execution of the Contract on the property subject matter of this Agreement;

18 AUG 2014 IN WITNESS WHEREOF, we have hereunto affixed our signatures this \_\_\_ of 2010 at Bacoor, Cavite.

For WINDSOR PROPERTIES INC.



**ROBERTO P. BAES**  
President  
VENDOR

For the Municipality of Bacoor:



**HON. STRIKE B. REVILLA**  
VENDEE

SIGNED IN THE PRESENCE OF:

 \_\_\_\_\_  \_\_\_\_\_


ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF CAVITE ) S.S

BEFORE ME, a Notary Public for and in Bacoor, Cavite this 18 AUG 2014 of 2010 personally appeared **ROBERTO P. BAES** with CTC Number \_\_\_\_\_ issued at Bacoor, Cavite issued on \_\_\_\_\_ and **STRIKE B. REVILLA** with CTC Number \_\_\_\_\_ issued at Bacoor Cavite issued on \_\_\_\_\_ known to me and to me known to be the same persons who executed the foregoing Deed of Absolute Sale of Land and acknowledged to me that the same is their own free act and voluntary deed.

This instrument consisting of two (2) pages refers to a Deed of Conditional Sale of land signed by the parties and their instrumental witnesses in every page thereof.

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Page No. 6  
Book No. II  
Series of 2010

  
**ATTY. LUISYO T. GAUDIER**  
Notary Public  
Application No. 2013-17  
PTR No. 0223182 1-2-2014  
IBP No. 029888 1-2-2014  
Roll No. 63846  
MBA Bldg. Evangelista St. City of Bacoor Cavite  
Until December 31, 2016  
MCLE No. IV-8921100 7-3-2013

**CERTIFIED TRUE COPY OF THE ORIGINAL**

## DEED OF ABSOLUTE SALE

Know All Men by These Presents:

This *Deed of Absolute Sale*, made and executed this \_\_\_\_ day of \_\_\_\_\_, 2010 by and between:

**DANLIZEL REALTY AND DEVELOPMENT CORPORATION**, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with address at 42-E F. Reyes Street, Caridad, Cavite City, herein represented by **MARGARETTE S. LEE**, married, of legal age, Filipino, and residing at Zapote, Bacoor, Cavite, and hereinafter referred to as the "**VENDOR**";

- and -

**THE MUNICIPALITY OF BACOOOR**, a local government unit duly organized and existing under the laws of the Republic of the Philippines, with principal address at Poblacion Street, Bacoor, Cavite, herein represented by its Municipal Mayor, **HON. STRIKE B. REVILLA**, by virtue of the authority vested by the Sangguniang Pangbayan, hereinafter referred to as the "**VENDEE**",

WITNESSETH: That -

WHEREAS, the **VENDOR** is the lawful and registered owner of certain parcels of land situated in Zapote, Bacoor, Cavite and covered by Transfer Certificates of Title Nos. T-845140, T-845141, T-845142, T-845143, T-845145, T-845146, T-845147, T-845149 and T-845150, all of the Registry of Deeds for the Province of Cavite, with a total area of **FIFTEEN THOUSAND THREE HUNDRED TWENTY (15,320.00)** square meters, more or less and more particularly described in the corresponding Transfer Certificates of Title, certified copies of which are herewith attached (Subject Properties) as Annexes "A" to "I";

UNIFIED TRUE COPY OF THE ORIGINAL

Margarette S. Lee  
 Strike B. Revilla

WHEREAS the VENDOR has agreed to and the VENDEE has agreed to buy, the Subject Properties, subject to the terms and conditions hereinafter stipulated;

NOW, THEREFORE, for and in consideration of the net amount of EIGHTEEN MILLION FIVE HUNDRED SIXTY THOUSAND PESOS (P18,560,000.00) receipt of which in full is hereby acknowledged by the VENDOR, the VENDOR hereby irrevocably and absolutely SELLS, TRANSFERS, and CONVEYS, in favor of the VENDEE, all of the VENDOR'S right, title and interests in and to the Subject Properties.

The VENDOR hereby warrants and represents that it is the lawful, absolute and registered owner of the Subject Properties and that the said properties are free from any and all kinds of liens and encumbrances whatsoever except those stated in this deed. The VENDOR likewise warrants and represents that it will cause the execution, endorsement and delivery of any and all contracts, agreements, papers and documents, as may be necessary or required to implement, consummate and give full force and effect to this Deed of Absolute Sale.

The VENDEE hereby acknowledges that portions of the Subject Properties are presently occupied by several dwellers who may have a claim over said portions. As such, VENDEE undertakes to give preference to the said dwellers, whether presently identified or not, to become beneficiaries in the event of disposition of subject properties pursuant to said VENDEE'S purposes. A list of the dwellers as known to the VENDOR are likewise attached herewith and made an integral part of this deed as Annex "J".

ALL taxes, fees and expenses for the transfer of the title to the Subject Properties in the name of the VENDEE shall be for the sole account of the VENDEE.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date and at the place first above-written.



VERIFIED TRUE COPY OF THE ORIGINAL

Signature

**DANLIZEL REALTY AND  
DEVELOPMENT CORPORATION**  
VENDOR

**MUNICIPALITY OF BACCOOR**  
VENDEE

Represented by:

*M. Lee*  
MARGARETTE S. LEE

Represented by:

*[Signature]*  
THE HON. STRIKE B. REVILLA  
Municipal Mayor

SIGNED IN THE PRESENCE OF:

**ACKNOWLEDGMENT**

Republic of the Philippines)  
BACCOOR, CAVITE ) S.S.

BEFORE ME, a Notary Public for and in the above jurisdiction, this \_\_\_\_\_  
day of MAY 24 2010, personally appeared:

<u>Name</u>	<u>Competent Proof of Identity No.</u>	<u>Date/Place of Issue</u>
Margarette S. Lee		
Strike B. Revilla		

known to me and to me known to be the same persons who executed the foregoing document consisting of three (3) pages, including this page whereon the acknowledgment clause is written, and they acknowledged to me that the same is their free and voluntary act and deed and that of the entities they represent.

The foregoing instrument refers to a Deed of Absolute Sale covering real properties situated in Zapote, Bacoor, Cavite and covered by Transfer Certificates of Title Nos. T-845140, T-845141, T-845142, T-845143, T-845145, T-845146, T-845147, T-845149 and T-845150, all of the Registry of Deeds for the Province of Cavite.

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

Notary Public

ATTY. LUISITO T. GAUDIER  
NOTARY PUBLIC  
APPLN NUMBER 2009-19  
UNTIL DECEMBER 31, 2011  
PTR NO. CV-1032123/JAN. 12, 2010  
IBP NO. 741672/NOV. 19, 2009  
ROLL NO. 22245

Doc. No. 50  
Page No. 9  
Book No. RV  
Series of 2010

*[Signature]*  
ATTY. LUISITO T. GAUDIER  
Notary Public  
Application No. 2013-17  
PTR No. 0223182 1-2-2014  
IBP No. 929898 1-2-2014  
Roll No. 53548  
MBA Bldg. Evangelista St. City of Bacoor Cavite  
Until December 31, 2015  
MCLE No. IV-0021108 7-3-2013

DOC NO. 14  
PAGE NO. 4  
BOOK NO. 11  
SERIES OF 2010

VERTICAL TRUE COPY OF THE ORIGINAL