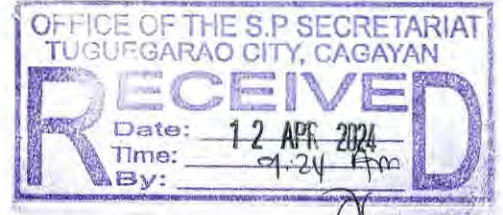




Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY



OFFICE OF THE CITY MAYOR

08 April 2024

THE PRESIDING OFFICER AND MEMBERS

Sangguniang Panglungsod
This City

Dear *Presiding Officer and Member of the Sanggunian*:

This has reference to the acquisition of land owned by Mr. Manuel Roland V. Arugay and Mariano Arugay that is located at Barangay Centro 10.

After careful assessment and consideration, we have identified their properties as a suitable location for a government project. The said properties contain an area of 1,057 square meters.

With this, the undersigned respectfully seek from the Ninth City Council to pass a resolution allowing the acquisition of the said land and a resolution granting the undersigned the authority to represent the City Government in the acquisition thereof.

For your reference attached herewith are the Appraisal Committee Resolution No. 09-2023, copy of certificate of title and draft contract of sale.

Thank you!

In the name of public service,


MAILA ROSARIO S. TING-QUE
City Mayor

Copy furnished:

- *City Legal Office*
- *Mr. Manuel Roland Arugay*

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Absolute Sale (the "Deed"), made and executed this _____ of _____, in Tuguegarao City, by and between:

MARIDA AREND VICTORIA ARUGAY, of legal age, married, Filipino and resident of No. 36 Grants Street, GSIS Village, Project 8, Quezon City,

CHRISNAVI DOLORES ARUGAY COMIA, of legal age, married, Filipino and Resident of No. 10 Saint Benedict Street, Paradise Village, Project 8, Quezon City,

MANUEL ROLAND V. ARUGAY, of legal age, married, Filipino and resident of Unit No. 6, Saint John Manor, Village East Executive Homes, Cainta, Rizal,

ROMULO V. ARUGAY of legal age, married, Filipino and resident of No. 36 Grants Street, GSIS Village, Project 8, Quezon City,

MARINETE V. ARUGAY of legal age, married, Filipino and resident of No. 36 Grants Street, GSIS Village, Project 8, Quezon City, hereinafter referred to as the "SELLERS"

-and-

The **CITY GOVERNMENT OF TUGUEGARAO**, located at Tuguegarao City Hall, Enrile Boulevard, Carig Sur, Tuguegarao City, Cagayan, represented herein by **HON. MAILA ROSARIO S. TING-QUE** as the Local Chief Executive and as authorized by the City Council Resolution No. _____, hereinafter referred to as the "BUYER";

WITNESSETH that:

WHEREAS, the SELLERS is the absolute and registered owner of a parcel of land with a total area of One Thousand Fifty-Seven Square Meters (1,057 sqm) with Transfer Certificate of Title (TCT) No. 032-202400134 (Annex "A") and 032-2024001835 (Annex "B") of the Register of Deeds of Tuguegarao City.

Transfer Certificate of Title No. 032-202400134

A PARCEL OF LAND LOT 1116-B, OF THE SUBD. PLAN (LRC) PSD-95265, BEING A PORTION OF LOT 1116, TUGUEGARAO CADASTRE, LRC CAD. REC. NO. 414), SITUATED IN POBLACION, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON, BOUNDED ON THE N., POINTS 5 TO 1, BY LOT 1116 C, OF THE SUBDIVISION PLAN; ON THE SE., POINTS 1 TO 2, BY LOT 1125, TUGUEGARAO CADASTRE; ON THE S., POINTS 2-3, BY LOT 1116A, OF THE SUBDIVISION PLAN, AND ON THE QW., AND NW., POINTS 3 TO 5, BY VALENZUELA STREET. BEGINNING AT A POINT MARKED N. 48 DEG. 03 E. 295.27 M. FROM BLLM NO. 1 TUGUEGARAO CADASTRE; THENCE S. 1- DEG. 15' W. 17,20 M. TO POINT 2; THENCE N. 87 DEG. 53'W 38.30 M. TO POINT 3; THENCE THENCE N. 0 DEG 44'W 12.25 M. TO POINT 4; THENCE N. 16 DEG. 21'E., 3.58 M. TO POINT 5; THENCE S. 89 DEG. 46' E. 40.48 M. TO POINT OF BEGINNING; CONTAINING AN AREA OF SIX HUNDRED FIFTY (650) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: POINTS 4 BY OLD B.L. AND THE REST BY P.S. CYL. CONC. MONS. 15X60 CMS; BEARINGS TRUE; DECLINATION 0 DEG. 0.5' E., DATE OF THE ORIGINAL SURVEY, MARCH 1919-MARCH 1922, AND THAT

OF SUBD. SURVEY WAS EXECUTED BY PERFECTO M. MACABABBAD, JR., ON AUG 15, 1958 (SGD) PERFECTO M. MACABABBAD JR., GEODETIC ENGINEER.

Transfer Certificate of Title No. 032-202400135

A PARCEL OF LAND 1116-A-1 OF THE SUBD. PLAN PSD-021529-049223 BEING A PORTION OF LOT 1116-A (LRC) PSD-95265 SITUATED IN BO. OF POBLACION MUN. OF TUG., PROVINCE OF CAGAYAN ISLAND OF LUZON. BOUNDED ON THE W. ALONG LINE 1-2 BY LOT 1116-A-2; ON THE S. ALONG LINE 2-3 BY LOT 1116-A-2 OF THE SUBD. PLAN; ON THE W. ALONG LINE 3-4 BY VALENZUELA STREET; ON THE N. ALONG LINE 4-5 BY LOT 1116-B 9LRC) PSD-95265; ON THE E. ALONG LINE 5-6 BY LOT 1125 CAD-151; ON THE S. ALONG LINE 6-1 BY LOT 1116-A-3 CAD-151. BEGINNING AT A PT. MARKED "1" ON PLAN BEING N. 49 DEG. 19'E., 253V.64 M. FROM BLLM NO. 1 TUG. CAD-151, THENCE N. 00 DEG. 44'W., 12.98 M. TO PT. 2; THENCE N. 87 DEG. 50'W., 13.87 M. TO PT.3; THENCE N 00 DEG. 44'W., 16.17 M. TO PT. 6; THENCE S. 87 DEG. 48'W., 21,36 M. TO PT.1 , POINT OF BEGINNING, CONTAINING AN AREA OF FOUR HUNDRED SEVEN (407) SQUARE METERS MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE PLAN AS FOLLOWS: CORS. 1,7,2 BY PS CYL. CONC. MONS 15X40 CMS; BEARINGS TRUE. DATE OF ORIGINAL SURVEY MARCH 1919 MARCH 1922 AND THAT THE SUBD. SURVEY WAS EXCEUTED BY GEODETIC ENGINEER TEODURO ARUGAY ON APRIL9, 1994 AND WAS APPROVED ON AUGUST 1, 1994.

WHEREAS, the SELLERS has offered to sell, transfer and convey to the BUYER and the BUYER have agreed to buy from the SELLERS, the Property for a total purchase price of _____ Philippine Currency, under the terms and conditions hereof;

WHEREAS, the SELLERS has the power, capacity and authority to sell and transfer the title of the Property to the BUYER there being no hindrance, legal or otherwise, to do the same upon the signing of the Deed of Absolute Sale.

NOW, THEREFORE, for and in consideration of the foregoing premises and the covenants hereinafter, the parties hereby agree as follows:

1. Consideration

For and in consideration of the amount of _____, Philippine Currency, the SELLERS hereby SELL, TRANSFER and CONVEY in favor of the BUYER, all of the SELLER's rights, title and interest in the Property.

2. Mode of Payment

The BUYER shall pay the SELLER _____, Philippine Currency upon the execution of the Deed of Absolute Sale upon the delivery to the BUYER of the owner's duplicate certificate of title, already transferred in the name of the BUYER, together with the corresponding tax declarations of the Property, also in the name of the BUYER.

3. Warranties

- a. The SELLERS are selling the Property, on an "as is, where its basis.
- b. The BUYER hereby confirms and acknowledge that it has independently inspected and verified the physical condition of the Property as well as the status of the documents evidencing the Seller's ownership of the Property, including the title.

- c. The SELLERS are not aware of any case pending which involves the PROPERTY and that it is free and clear of all liens and encumbrances and any adverse claims of any kind and nature.
- d. The SELLERS warrants that all the taxes, assessments and other charges of the Property described above have been paid as of the date of the signing hereof.
- e. The BUYER represents and warrant to the SELLERS that they are qualified to own and hold title over the Property, and have the financial capacity to purchase the same from the SELLERS. The BUYER further represents and warrant that all actions necessary on its part to execute this Deed and to perform the transactions contemplated herein have been taken by it.

4. Taxes and Expenses

The SELLERS shall be responsible for the payment of all taxes and assessments due to the government and its instrumentalities on the subject property as of the date of the execution of this Deed of Absolute Sale.

5. Seller's Additional Obligations

5.1 Upon BUYER full payment of the purchase price, the SELLERS shall also deliver to the BUYER, the following:

- a. Original Owner's copy the of Transfer Certificate of Title already registered in the name of the BUYERS;
- b. Original Owner's Copies of the Tax Declarations already registered in the name of the BUYERS;
- c. Copy of the latest Real Estate Tax Clearance; and
- d. Other documents requirements that are necessary for acquiring ownership.

5.2 The SELLERS shall also deliver to the BUYER the official receipt/s evidencing the advance payment of real property taxes up to the date of execution of this Deed.

5.3 The SELLERS shall be responsible for securing the Certificate Authorizing Registration (CAR) and the issuance of the new TCT in the BUYERS' name.

6. Binding Nature

Each of the parties acknowledge and warrant that this Deed is a valid and binding obligation, enforceable in accordance with its terms, and that it shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and permitted assigns. A breach by either party of any of the provisions contained herein shall render such breaching party liable for damages in addition to such other legal remedies (i.e. specific performance) that are available to the other party to protect its rights hereunder.

7. Collectibles, Awards, and Decision

All monetary benefits accruing on the Property upon the signing of this Deed, including but not limited to previous demandable debts, collectibles from rent, and the like; shall be for the account of the BUYER. All awards and decisions that will be resolved by any court or tribunal in favor of the Property as of the date of signing of this Deed shall likewise be for the benefit of the BUYER.

IN WITNESS WHEREOF, the parties have set their hands and affixed their signatures on the date and place above stated.

MARIDA AREND VICTORIA ARUGAY
Seller

CHRISNAVI DOLORES ARUGAY COMIA
Seller

MANUEL ROLAND V. ARUGAY
Seller

ROMULO V. ARUGAY
Seller

MARINETE V. ARUGAY
Seller

HON. MAILA ROSARIO S. TING-QUE
Buyer/ City Mayor

SIGNED IN THE PRESENCE OF:

Witness

Witness

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
Tuguegarao City) SS.

BEFORE ME, a Notary Public for and in the City of Tuguegarao, this _____ of _____, personally appeared the following parties, with their respective identification card indicated as follows:

NAME	IDENTIFICATION CARD	ISSUED ON
MARIDA AREND VICTORIA ARUGAY		
CHRISNAVI DOLORES ARUGAY COMIA		
MANUEL ROLAND V. ARUGAY		
ROMULO V. ARUGAY		
MARINETTE V. ARUGAY		
HON. MAILA ROSARIO S. TING-QUE		

Known to me and to me known to be the same persons who executed the foregoing Deed of Absolute Sale relating to one (2) parcel of land covered by Transfer Certificate of Title (TCT) No. 032-2024000134 and 032-2024000135 located at Barangay Poblacion of Tuguegarao City consisting of _____ pages, signed by the parties and their witnesses on the left margin of each page, and who acknowledged to me that the same is their free and voluntary act and deed and of the corporation herein represented.

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

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 2024

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2024001834

IT IS HEREBY CERTIFIED that certain land situated in POBLACION, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND LOT 1116-B, OF THE SUBD. PLAN, (LRC) PSD-95265, BEING A PORTION OF LOT 1116, TUGUEGARAO CADASTRE, LRC CAD. REC. NO. 414), SITUATED IN THE POBLACION, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON. BOUNDED ON THE N., POINTS 5 TO 1, BY LOT (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: MARIDA AREND V. ARUGAY, OF LEGAL AGE, FILIPINO, SINGLE
Address: NO. 36, GRANTS STREET, GISIS VILLAGE, PROJECT 8, QUEZON CITY

(Continued on next page)

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:	Record No.: 414
Orig. Reg. Date: 09 25 1925	Decree No.: 186257
Original RD: TUGUEGARAO, CAGAYAN	OCT No.: OCT-869
Volume No.: A-7	Page No.:
Original Owner: SERAPIO ARUGAY	

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-74948 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 11th day of MARCH 2024 at 04:10pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024001834 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CATALINO ARUGAY

Ref. : 2024007370 OR No. : 1032322916
Date : 03/15/2024 OR Date : Mar 15 2024
Time : 08:58:50 AM Amt. Paid : 470.32

LR A 112185317

TCT No.: 032-2024001834

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: CHRISNAVI DOLORES V. ARUGAY-COMIA, OF LEGAL AGE,
FILIPINO, MARRIED TO APOLINARIO B. COMIA

Address: NO. 10 SAINT BENEDICT STREET, PARADISE VILLAGE, PROJECT
8, QUEZON CITY

Owner: MANUEL ROLAND V. ARUGAY, OF LEGAL AGE, FILIPINO, MARRIED
TO MA. VICTORIA D. ARUGAY

Address: UNIT NO. 6, SAINT JOHN MANOR, VILLAGE EAST EXECUTIVE
HOMES, CAINTA, RIZAL

Owner: ROMULO V. ARUGAY, OF LEGAL AGE, FILIPINO, MARRIED TO
CECILLIA T. ARUGAY

Address: NO.36, GRANTS STREET, GSIS VILLAGE, PROJECT 8, QUEZON
CITY

Owner: MARINETTE V. ARUGAY, OF LEGAL AGE, FILIPINO, SINGLE

Address: NO.36, GRANTS STREET, GSIS VILLAGE, PROJECT 8, QUEZON
CITY

TECHNICAL DESCRIPTION (Continued from page 1)

1116-C, OF THE SUBDIVISION PLAN; ON THE SE., POINTS 1 TO 2, BY LOT
1125, TUGUEGARAO CADASTRE; ON THE S., POINTS 2 TO 3, BY LOT 1116-A, OF
THE SUBDIVISION PLAN. AND ON THE W., AND NW., POINTS 3 TO 5, BY
VALENZUELA STREET. BEGINNING AT A POINT MARKED N. 48 DEG. 03' E.,
295.27 M. FROM BLLM NO. 1, TUGUEGARAO CADASTRE; THENCE S. 10 DEG. 15'
W. 17.20 M. TO POINT 2; THENCE N. 87 DEG. 53' W., 38.30 M. TO POINT 3;
THENCE THENCE N. 0 DEG. 44' W., 12.25 M. TO POINT 4; THENCE N. 16 DEG.
21' E., 3.58 M. TO POINT 5; THENCE S. 89 DEG. 46' E., 40.48 M. TO POINT
OF BEGINNING; CONTAINING AN AREA OF SIX HUNDRED FIFTY (650) SQUARE
METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN
AND ARE MARKED ON THE GROUND AS FOLLOWS: POINTS 4 BY OLD B.L. AND THE
REST BY P.S. CYL. CONC. MONS. 15 X 60 CMS; BEARINGS TRUE; DECLINATION 0
DEG. 05' E., DATE OF THE ORIGINAL SURVEY, MARCH 1919-MARCH 1922, AND
THAT OF THE SUBD. SURVEY WAS EXECUTED BY PERFECTO M. MACABABBAD, JR.,
ON AUG. 15, 1958. (SGD.) PERFECTO M. MACABABBAD, JR., GEODETIC
ENGINEER.

It is hereby certified that this is a true electronic copy of TCT 2024001834 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CATALINO ARUGAY

Ref. : 2024007370 OR No. : 1032322916

Date : 03/15/2024 OR Date : Mar 15 2024

Time : 08:58:50 AM Amt. Paid : 470.32

LR A 11165318

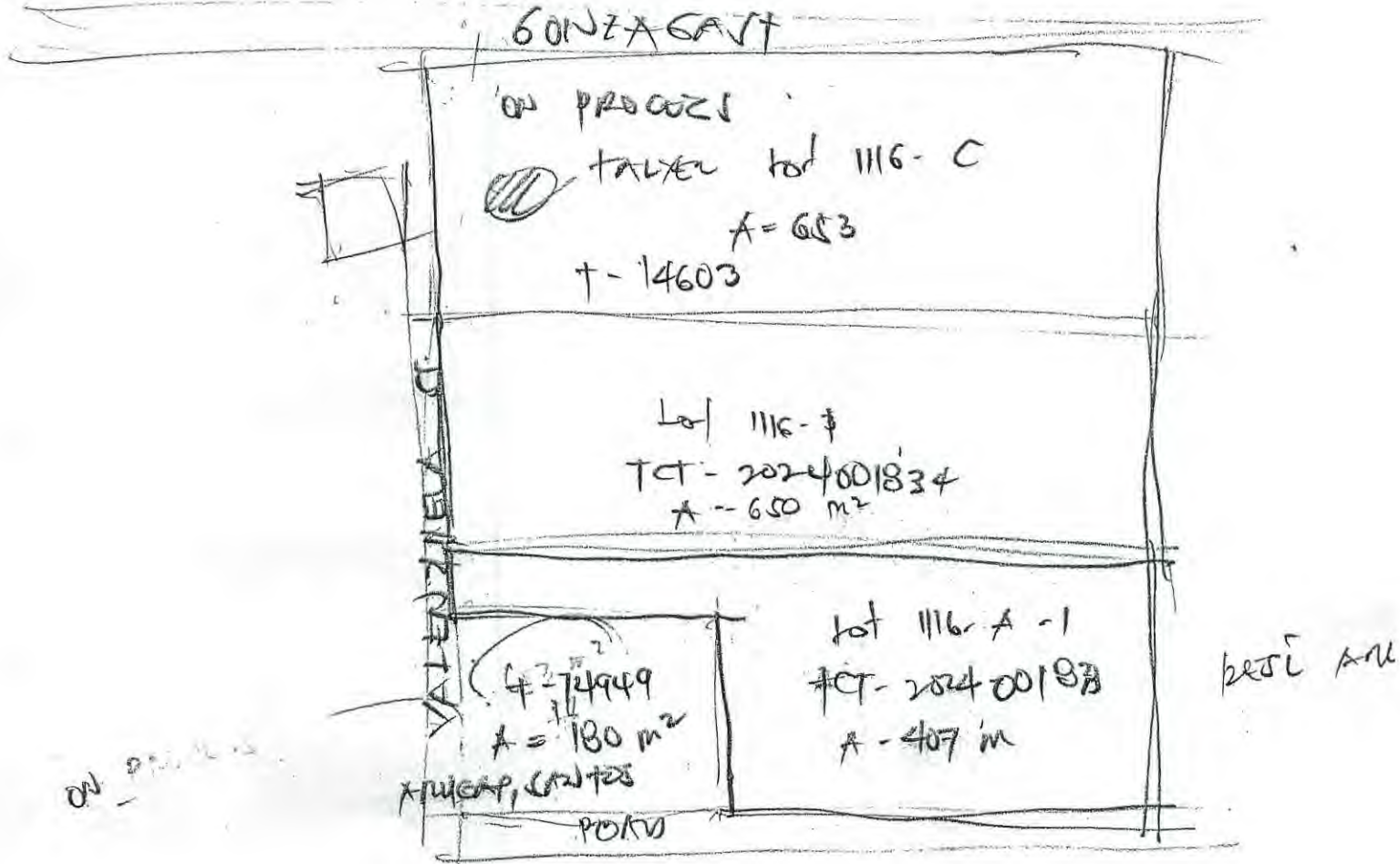
MEMORANDUM OF ENCUMBRANCES

Entry No.: 2024002128

Date: March 11, 2024 04:10:46PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED MARIANO M. ARUGAY AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: NOVEMBER 13, 2019.

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV



It is hereby certified that this is a true electronic copy of TCT 2024001834 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CATALINO ARUGAY

Ref. : 2024007370 OR No. : 1032322916
Date : 03/15/2024 OR Date : Mar 15 2024
Time : 08:58:50 AM Amt Paid : 470.32



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2024001835

IT IS HEREBY CERTIFIED that certain land situated in BO. OF POBLACION, MUN. OF TUG., PROVINCE OF CAGAYAN, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND LOT 1116-A-1 OF THE SUBD. PLAN PSD-021529-049223 BEING A PORTION OF LOT 1116-A (LRC) PSD-95265 SITUATED IN THE BO. OF POBLACION, MUN. OF TUG., PROVINCE OF CAGAYAN, ISLAND OF LUZON. BOUNDED ON THE W. ALONG LINE 1-2 BY LOT 1116-A-2; ON THE S. ALONG LINE 2-3 (Continued on next page.)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: MARIDA AREND V. ARUGAY, OF LEGAL AGE, FILIPINO, SINGLE

Address: NO. 36, GRANTS STREET, GSIS VILLAGE, PROJECT 8, QUEZON CITY

(Continued on next page)

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:	Record No.:	414	
Orig. Reg. Date:	09 25 1925	Decree No.:	186257
Original RD:	TUGUEGARAO, CAGAYAN	OCT No.:	OCT-869
Volume No.:	A-7	Page No.:	
Original Owner:	SERAPIO ARUGAY		

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2024001819 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 11th day of MARCH 2024 at 04:10pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024001835 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CATALINO ARUGAY

Ref. : 2024007370 OR No. : 1032322916
Date : 03/15/2024 OR Date : Mar 15 2024
Time : 08:59:13 AM Amt. Paid : 470.32

TCT No.: 032-2024001835

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: CHRISNAVI DOLORES V. ARUGAY-COMIA, OF LEGAL AGE,
FILIPINO, MARRIED TO APOLINARIO B. COMIA

Address: NO. 10 SAINT BENEDICT STREET, PARADISE VILLAGE, PROJECT
8, QUEZON CITY

Owner: MANUEL ROLAND V. ARUGAY, OF LEGAL AGE, FILIPINO, MARRIED
TO MA. VICTORIA D. ARUGAY

Address: UNIT NO. 6, SAINT JOHN MANOR, VILLAGE EAST EXECUTIVE
HOMES, CAINTA, RIZAL

Owner: ROMULO V. ARUGAY, OF LEGAL AGE, FILIPINO, MARRIED TO
CECILLIA T. ARUGAY

Address: NO.36, GRANTS STREET, GSIS VILLAGE, PROJECT 8, QUEZON
CITY

Owner: MARINETTE V. ARUGAY, OF LEGAL AGE, FILIPINO, SINGLE

Address: NO.36, GRANTS STREET, GSIS VILLAGE, PROJECT 8, QUEZON
CITY

TECHNICAL DESCRIPTION (Continued from page 1)

BY LOT 1116-A-2 OF THE SUBD. PLAN; ON THE W. ALONG LINE 3-4 BY
VALENZUELA STREET; ON THE N. ALONG LINE 4-5 BY LOT 1116-B (LRC)
PSD-95265; ON THE E. ALONG LINE 5-6 BY LOT 1125 CAD-151; ON THE S.
ALONG LINE 6-1 BY LOT 1116-A-3 CAD-151. BEGINNING AT A PT. MARKED "1"
ON PLAN BEING N. 49 DEG. 19'E., 253.64 M. FROM BLLM NO. 1 TUG. CAD-151,
THENCE N. 00 DEG. 44'W., 12.98 M. TO PT. 2; THENCE N. 87 DEG. 50'W.,
13.87 M. TO PT. 3; THENCE N. 00 DEG. 44'W., 3.00 M. TO PT. 4; THENCE S.
87 DEG. 53'E., 38.30 M. TO PT. 5; THENCE S. 10 DEG. 15'W., 16.17 M. TO
PT. 6; THENCE S. 87 DEG. 48'W., 21.36 M. TO PT. 1, POINT OF BEGINNING,
CONTAINING AN AREA OF FOUR HUNDRED SEVEN (407) SQUARE METERS MORE OR
LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON
THE PLAN AS FOLLOWS: CORS. 1, 7, 2 BY PS CYL. CONC. MONS 15 X 40 CMS;
BEARINGS TRUE. DATE OF ORIGINAL SURVEY MARCH 1919 MARCH 1922 AND THAT
THE SUBD. SURVEY WAS EXECUTED BY GEODETIC ENGR. TEODURO ARUGAY ON APRIL
9, 1994 AND WAS APPROVED ON AUGUST 1, 1994.

It is hereby certified that this is a true electronic copy of TCT 2024001835 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CATALINO ARUGAY

Ref. : 2024007370 OR No. : 1032322916
Date : 03/15/2024 OR Date : Mar 15 2024
Time : 08:59:13 AM Amt Paid : 470.32

LR A 112166521

TCT No.: 032-2024001835

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2024002128

Date: March 11, 2024 04:10:46PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED MARIANO M. ARUGAY AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: NOVEMBER 13, 2019.

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024001835 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CATALINO ARUGAY

Ref. : 2024007370 OR No. : 1032322916
Date : 03/15/2024 OR-Date : Mar 15 2024
Time : 08:59:13 AM Amt. Paid : 470.32



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

OFFICE OF THE CITY ASSESSOR

1st Floor Tuguegarao City Hall, Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan, 3500
Email add: assessortuguegarao@yahoo.com

REPUBLIC OF THE PHILLIPINES
PROVINCE OF CAGAYAN
TUGUEGARAO CITY

OFFICE OF THE CITY ASSESSOR

MINUTES OF THE CITY APPRAISAL COMMITTEE MEETING HELD AT THE OFFICE OF THE CITY ASSESSOR ON NOVEMBER 24, 2023

Present: ENGR. MARVIE QUILANG-ALVAREZ- City Assessor- Chairman
MR. BUENAVENTURA F. LAGUNDI- City Treasurer- Member
ENGR. EMILIO L. MATANGUIHAN – City Engineer- Member

Absent: NONE

RESOLUTION NO. 09-2023

RESOLUTION UNDERTAKING THE APPRAISAL OF PARCEL OF LAND OFFERED FOR SALE TO THE CITY GOVERNMENT OF TUGUEGARAO CITY OWNED BY MARIANO M. ARUGAY AND MANUEL ROLAND V. ARUGAY M/TO MARIA VICTORIA D. ARUGAY REPRESENTED BY MANUEL ROLAND V. ARUGAY OF TUGUEGARAO CITY.

PRESENTED: A Memorandum Order 495-2023 dated October 27, 2023 from the Hon. City Mayor MAILA ROSARIO S. TING-QUE addressed to the City Appraisal Committee to undertake appraisal of the following lot offered for sale to the City Government, offer by the land owner MANUEL ROLAND V. ARUGAY, MARIDA AREND V. ARUGAY, ROMULO V. ARUGAY, CHRISNAVI DOLORES A. COMIA and MARINET V. ARUGAY represented by ROLAND V. ARUGAY (Attorney-in-fact) to wit.:

OWNER	LOT. NO.	TITLE NO.	AREA (SQM)
Mariano M. Arugay	Lot1116-B	T-74948	650.00
Manuel Roland V. Arugay m/to Maria Victoria D. Arugay	Lot 1116-C	T-032-2019002020	653.00
Mariano Arugay married to Arcadia Victoria	Lot 116-A-1	T-94461	407.00
			1,710.00

WHEREAS, the Manual on Real Property Appraisal and Assessments dated January 2006 under Chapter VIII, Miscellaneous Provisions of the Manual, Section 1, provides that *"Whenever a private property is subject to acquisition by the government for public use, that property is referred to the Provincial/City Appraisal Committee for it to determine the market value"*,

WHEREAS, upon ocular inspection conducted by Engr. Rommel B. Iquin and Engr. Norma M. Lozada, on November 14, 2023, said lot described as follows:

WHEREAS,

1. The subject lot is vacant on lot no 1116-B and Lot 1116-A -1.
2. Lot No. 1116-C is along Gonzaga Street and there is auto repair shop and below 1 meter on the lot 1116-B in elevation.
3. The predominant use of adjacent lot is residential.
4. The subject lots have a Galvanized Iron fence along Gonzaga Street and Valenzuela Street.

WHEREAS, as per records of the office, lot covered by the above-mentioned TDs classified as residential;

WHEREAS, in the year 2021 to the current year subsequent sales were executed for parcels of land within Barangay 10 (Poblacion) and adjacent lots for an average amount of Twenty Thousand Four Hundred Ninety Four Pesos and 57/100(Php20,494.57) per square meter.;

WHEREAS, after thorough deliberation and study; the City Appraisal Committee decide to adopt the average amount of the deed of sale of Twenty Thousand Four Hundred Ninety Four Pesos and 57/100(Php20,494.57) per square meter be set as the price to negotiate for the purchase of the lot offered for sale to the Tuguegarao City Government;

WHEREFORE, premises considered, the City Appraisal Committee recommends that in the purchase of the subject lot, amounting to Twenty Thousand Four Hundred Ninety Four Pesos and 57/100(Php20,494.57) per square meter which is fair, just and reasonable.

Approved unanimously.


ENGR. EMILIO MATANGUIHAN
City Engineer (Member)


BUENAVENTURA F. LAGUNDI
City Treasurer (Member)


ENGR. MARVIE QUILANG-ALVAREZ, REA
City Assessor (Chairman)

INSPECTION REPORT

November 14, 2023

SUBJECT: LOT 1116-A-1; LOT 1116-B; & LOT 1116-C

AREA: 650 SQ. M.; 653 SQ. M. & 407. SQ. M.

TOTAL AREA: 1,710 SQ. M.

TITLES: T-94461; T-14603; & T-74948

OWNER: MARIANO ARUGAY ET. AL.

LOCATION: CENTRO 10 (POBLACION)

FINDINGS:

1. The subject lot is vacant on lot no 1116-B and Lot 1116-A -1.
2. Lot No. 1116-C is along Gonzaga Street and there is auto repair shop and below 1 meter on the lot 1116-B in elevation.
3. The predominant use of adjacent lot is residential.
4. The subject lots have a Galvanized Iron fence along Gonzaga Street. and Valenzuela Street

Bounded by:

NORTHERN: GONZAGA STREET

EASTERN: RESIDENTIAL AREA

SOUTHERN: RESIDENTIAL AREA

WESTERN: VALENZUELA STREET


ENGR. ROMMEL B. IQUIN
TAXMAPPER II


ENGR. NORMA M. LOZADA
LAOO II