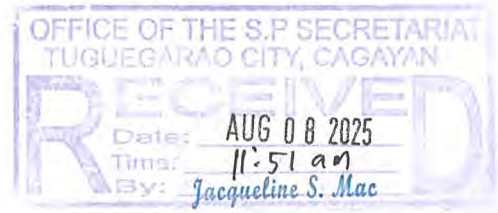




BAGONG PILIPINAS

Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

Phone number: 0953-588-3721 | email address: cmotuguegaraocity@gmail.com



OFFICE OF THE CITY MAYOR

04 August 2025

THE HONORABLE MEMBERS

Sangguniang Panlungsod
This City

Thru: HON. ROSAURO RODRIGO G. RESUELLO

Vice Mayor
This City

Dear *Honorable Members of the Sanggunian*:


Herewith is a letter of Mr. Manuel Roland V. Arugay, Attorney-in-Fact of Ms. Marida Arend V. Arugay, et.al. reiterating his formal offer to sell a lot, for your information and appropriate action.

Mr. Arugay initially made an offer to sell a lot to the City Government with a total area of 1,773 square meters covered by Transfer Certificate of Title Nos. T-74948, T- 94461 and 032-2019002020 located at Barangay Centro 10, Riverside, Tuguegarao City dated October 25, 2023 and was referred on April 08, 2024 to the Ninth City Council after careful assessment and consideration of the Appraisal Committee.

Thank you!

In the name of public service,


MAILA ROSARIO S. TING-QUE

City Mayor 

Copy furnished:

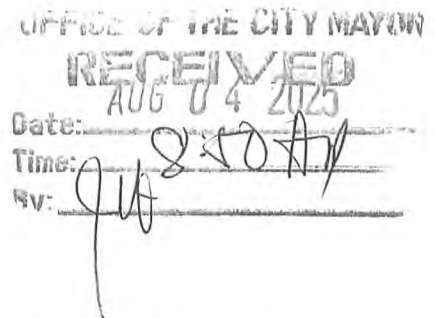
- City Legal Office
- Mr. Manuel Roland V. Arugay.



REITERATION OF FORMAL OFFER TO SELL

04 August 2025

HON. MAILA ROSARIO TING QUE
City Mayor
Tuguegarao City, Cagayan



Dear Honorable Mayor:

We, **MANUEL ROLAND V. ARUGAY** married to Ma. Victoria D. Arugay, **MARIDA AREND V. ARUGAY**, **ROMULO V. ARUGAY** married to Cecilia T. Arugay, **CHRISNAVI DOLORES A. COMIA** married to Apolinario V. Comia and **MARINETE V. ARUGAY**, of legal ages, Filipino citizen and residing in Tuguegarao City, Cagayan represented by Attorney-In-Fact **MANUEL ROLAND V. ARUGAY**, of legal age, Filipino citizen and a resident of Tuguegarao City, Cagayan per Special Power of Attorney and land owner of the property particularly described as follows:

TCT Number: T-74948 (650 square meters)
TCT Number: T-94461 (470 square meters)
TCT Number: 032-2019002020 (653 square meters)
Total Land Area: 1,773 Square Meters
Location: Barangay Centro 10, Riverside, Tuguegarao City, Cagayan

do hereby **REITERATE AND FORMALLY OFFERING TO SELL** the aforementioned real estate property subject to the following conditions:

1. That the offer to sell only stands and is effective for a period of five (5) months from the date of this instrument;
2. That the asking price per square meter of the lot subject matter of this offer to sell is Twenty-Five Thousand Pesos only (Php 25,000.00);
3. That in exchange, please furnish us with your **INTENT TO BUY**, authorizing any of your officers to formally transact, negotiate, enter into agreement and sign documents relative to the sale;
4. That legal instruments for the purpose of the above-described lot shall be drafted, executed, and signed between the seller and the buyer upon full payment to wit:
 - a. Deed of Absolute Sale
 - b. Acknowledgment Receipt
 - c. Owner's Duplicate Title
 - d. Special Power of Attorney
5. For purposes of record, information, guidance, and ready for reference, the Machine Copy of the Titles marked as **Annex "A"** is attached hereto.

Should you need additional information, please do not hesitate to let us know. We remain at your disposal regarding the matter.

I am looking forward to a successful real estate deal and purchase agreement with you.

Very truly yours,



MANUEL ROLAND V. ARUGAY

As attorney-in-fact of:

Marida Arend V. Arugay

Chrisnavi Dolores A. Comia

Manuel Roland V. Arugay

Romulo V. Arugay

Marinete V. Arugay

Property Owner

Cell #: 0917-107-3734

SN No. 1074750

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION
(Land Registration Commission)

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 24384

IT IS HEREBY CERTIFIED that certain land situated in the said province of Cagayan
bounded and described as follows:

A parcel of land lot 1116-B, of the subd. plan, (LRC) Per-35234, being a portion of Lot 1116, Tuguegarao Cadastre, lat. Cad. Rec. No. 514, situated in the Rebalzon, Municipality of Tuguegarao, Province of Cagayan, Island of Luzon. Bounded on the N., points 5 to 1, by lot 1116-A, of the subdivision plan; on the SE., points 1 to 2, by lot 1129, Tuguegarao Cadastre; on the S., points 2 to 3, by lot 1116-A, of the subdivision plan. and on the W., and NE., points 3 to 5, by Valonmala Street. Beginning at a point marked N. 45 DEG. 05'E., 255.27 m. from ELEM No. 1, Tuguegarao Cadastre; thence S. 10 DEG. 15'W., 17.20 m. to point 2; thence S. 07 DEG. 57'E., 55.30 m. to point 3; thence

is registered in accordance with the provisions of the Property Registration Decree in the name of MARTANO M. ARUGAY, married to Arcadia Victoria, of legal age, Filipino, and a resident of Tuguegarao, Cagayan;

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

IT IS FURTHER CERTIFIED that said land was originally registered on the 25th day of September in the year nineteen hundred and thirty-four, in the Registration Book of the Office of the Register of Deeds of Cagayan, Volume 347, page 100, as Original Certificate of Title No. 859, pursuant to Decree No. 116321 issued in L. R. C. Cadastre Record No. 114, in the name of Santiago Arugay.

This certificate is a transfer from Santiago Certificate of Title No. 116321 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan
Philippines, on the Monday of October
in the year nineteen hundred and thirty-four
at 4:00 P.M.

ATTEST:

(Owner's postal address)

(Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

SN No. 3242022

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

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-04464

Said Province of Cagayan

IT IS HEREBY CERTIFIED that certain land situated in the

bounded and described as follows:

A parcel of land lot 1116-4-1 of the subd. plan P-04559-04553 being a portion of lot 1116-4 (L.R.C.) and 55365 situated in the Co. of Valenzuela, Mun. of Tag., Province of Cagayan, Island of Luzon. Bounded on the N. along line 1-2 by lot 1116-4-2; on the E. along line 2-3 by lot 1116-4-3 of the subd. plan on the N. along line 3-4 by Valenzuela Street; on the N. along line 4-5 by lot 1116-4 (L.R.C.) and 55365; on the E. along line 5-6 by lot 1125 C-1-151; on the S. along line 6-1 by lot 1116-4-3 C-1-151. Beginning at a pt. marked "A" on plan being N. 40 deg. 19' E., 253.64m. from Sta. No. 1 Tag. C-1-151, thence N. 66 deg. 45' E., 12.95m. to pt. B; thence N. 87 deg. 50' E., 13.87m. to pt. C; thence E. 61 deg. 12' S., 12.95m. to pt. D; thence S. 87 deg. 50' E., 13.87m. to pt. E; thence E. 61 deg. 12' S., 12.95m. to pt. F; thence S. 87 deg. 50' E., 13.87m. to pt. G; thence E. 61 deg. 12' S., 12.95m. to pt. H; thence S. 87 deg. 50' E., 13.87m. to pt. I; thence E. 61 deg. 12' S., 12.95m. to pt. J; thence S. 87 deg. 50' E., 13.87m. to pt. K; thence E. 61 deg. 12' S., 12.95m. to pt. L; thence S. 87 deg. 50' E., 13.87m. to pt. M; thence E. 61 deg. 12' S., 12.95m. to pt. N; thence S. 87 deg. 50' E., 13.87m. to pt. O; thence E. 61 deg. 12' S., 12.95m. to pt. P; thence S. 87 deg. 50' E., 13.87m. to pt. Q; thence E. 61 deg. 12' S., 12.95m. to pt. R; thence S. 87 deg. 50' E., 13.87m. to pt. S; thence E. 61 deg. 12' S., 12.95m. to pt. T; thence S. 87 deg. 50' E., 13.87m. to pt. U; thence E. 61 deg. 12' S., 12.95m. to pt. V; thence S. 87 deg. 50' E., 13.87m. to pt. W; thence E. 61 deg. 12' S., 12.95m. to pt. X; thence S. 87 deg. 50' E., 13.87m. to pt. Y; thence E. 61 deg. 12' S., 12.95m. to pt. Z; thence S. 87 deg. 50' E., 13.87m. to pt. A. This land is registered in accordance with the provisions of the Property Registration Decree in the name of

FRANCIS P. ARUCHY, of legal age, Filipino, married to Arcadia Victoria, and a resident of Taguig, Cagayan

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 41 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 25th day of January, 1919, in the year nineteen hundred and 1919, in the Registration Book of the Office of the Register of Deeds of Cagayan, Volume 100, page 100, as Original Certificate of Title No. 1116-4, pursuant to Decree No. 1116-4, issued in L. R. C. Record No. 1116-4, in the name of FRANCIS P. ARUCHY. This certificate is a transfer from FRANCIS P. ARUCHY, Certificate of Title No. 1116-4, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Taguig, Cagayan
Philippines, on the 25th day of January, 1919, in the year nineteen hundred and 1919, at 11:15 a.m.

ATTEST:

FRANCIS P. ARUCHY

(Owner's postal address)

(Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

OWNER'S DUPLICATE CERTIFICATE

2016022645545

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

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 032-2019002020

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 OF LOT NO. 1116-C OF THE SUBD. PLAN(LRC) PSD-95265, BEING A PORTION OF LOT NO. 1116, TUG. CAD. LRC CAD REC NO. 414, SITUATED IN THE POBLACION, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON. BOUNDED ON THE N., POINTS 3-4 BY PROVINCIAL ROAD; (Continued on next page)

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

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

Address: TUGUEGARAO CITY, CAGAYAN

(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:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-144603 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 8th day of MAY 2019 at 09:10am.

ATTY. ALEXANDER P. SIMEON, JR.
REGISTER OF DEEDS IV

0355492200702
2014022645530

TCT No.: 032-2019002020

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: MARIDA AREND V. ARUGAY, FILIPINO, OF LEGAL AGE, SINGLE,
Address: TUGUEGARAO CITY, CAGAYAN

Owner: ROMULO V. ARUGAY MARRIED TO CECILIA T. ARUGAY, FILIPINOS,
OF LEGAL AGES,
Address: TUGUEGARAO CITY, CAGAYAN

Owner: MARINETE V. ARUGAY, OF LEGAL AGE, FILIPINO, SINGLE,
Address: TUGUEGARAO CITY, CAGAYAN

Owner: CHRISNAVI DOLORES A. COMIA, OF LEGAL AGE, FILIPINO,
MARRIED TO APOLINARIO V. COMIA,
Address: TUGUEGARAO CITY CAGAYAN

TECHNICAL DESCRIPTION (Continued from page 1)

; ON THE SE., POINT 4-1 BY LOT 1125, TUGUEGARAO CAD.; ON THE S., POINTS 1-2 BY LOT 1116-B OF THE SUBD. PLAN AND ON THE NW., POINTS 2-3 BY VALENZUELA STREET. BEGINNING AT A POINT MARKED "1" ON PLAN BEING N. 48-03'E., 295.27 M. FROM BLIM NO. 1, TUG. CAD. THENCE N. 89-46'W., 40.48 M. TO POINT 2; N. 16-21'E., 16.81 M. TO POINT 3; N. 89-11'E., 38.80 M. TO POINT 4; S. 10-15'W., 17.13 M. TO THE POINT OF BEGINNING, CONTAINING AN AREA OF SIX, HUNDRED FIFTY THREE (653) SQUARE METERS MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: POINTS 1-2 BY PS AND THE REST BY OLD BL CYL. CONC. MONS. 15 X 60 CMS. BEARINGS TRUE. DECLINATION 0-05'E., DATE OF ORIGINAL SURVEY MARCH 1919-MARCH 1922 AND THAT OF THE SUBD. SURVEY WAS EXECUTED BY GEODETIC ENGR. PERFECTO M. MACABABEAD, JR. ON AUG. 15, 1968.

