

# INVITATION FOR NEGOTIATED SALE OFFER

The Bank shall accept offers to buy on a first come, first served basis subject to submission of 10% of the offered price starting October 1, 2021.

NOTE: No broker's commission for lease or sale shall be paid if the buyer/lessee is the Government or any of its branches/units, including GOCCs. Prices are subject to change without prior notice.

1598 M. H. del Pilar Cor. Dr. J. Quintos Sts., Malate, Manila / Tel. No. 522-0000 or 551-2200 Connecting All Departments



LANDBANK

## PROPERTIES OFFERED AT REGULAR PRICES

ITEM NO.	LOT AREA (sq. m.)	PROPERTY DESCRIPTION	LOCATION	INDICATIVE PRICE (Php)
1	89	A residential condominium identified as Unit No. C (Penthouse, Cluster 4) and Parking Slot (12.5 sq.m.) covered by CCT No. 18297 & 18274 <sup>3/ 10/</sup>	San Francisco Gardens Condominium, Boni Avenue corner Sacrapante St., Brgy. Barangka Itaas, Mandaluyong City	6,254,000.00
2	348	A residential land identified as Lot No. 20-A-18 with improvements covered by TCT No. PT-110987 <sup>2/</sup>	Nos. 101 & 103 Bathaluman St., Doña Amada Subdivision, Brgy. Rosario, Pasig City	5,379,000.00
3	151	A residential land covered by TCT No. T-557646 (M) <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot No. 16 Pisces St., Heritage Homes Phase 2, Brgy. Loma de Gato, Marilao, Bulacan	755,000.00
4	306	A residential lot with improvement covered by TCT No. NT-178506 <sup>2/ 5/ 7/ 8/ 10/ 23/ 24/</sup>	F.S. Aguirre St. Brgy. Magtanggol, Bongabon, Nueva Ecija	398,000.00
5	10,000	A residential land with various improvements (Warehouse Bldgs.) covered by TCT No. NT-208488 <sup>5/ 7/ 8/ 10/ 13/ 29/</sup>	Brgy. Homestead II, Talavera, Nueva Ecija	24,434,000.00
6	547	A residential land covered by TCT No. T-344035 <sup>1/ 8/</sup>	Brgy. Canan, Cabatuan, Isabela	438,000.00
7	473	A residential land with improvement (residential bldg.) covered by TCT No. 165-2014002180 <sup>2/ 8/ 8/</sup>	Brgy. Camarag, San Isidro, Isabela	1,128,000.00
8	1,378	A residential lot with improvements (warehouse bldg. & residential bldg.) covered by TCT No. T-110230 <sup>2/ 5/ 7/ 8/ 10/</sup>	Brgy. Road, Brgy. Bulala Sur, Aparri, Cagayan	1,282,000.00
9	4,112	An agricultural land with industrial improvements and chattels (Rice Mill Bldg. & Rice Milling Machine) covered by TCT No. T-94478 <sup>2/ 5/ 7/ 8/</sup>	Brgy. Maddalero, Buguey, Cagayan	1,778,000.00
10	776	A residential land with improvement (Residential Bldg.) covered by OCT No. P-2398 <sup>2/ 5/ 7/ 8/ 10/</sup>	Brgy. Burgos, Cabaroguis, Quirino Province	2,130,000.00
11	921	A residential land with improvement (Residential Bldg.) covered by OCT No. P-2954 <sup>2/ 5/ 7/ 8/ 10/</sup>	Brgy. Burgos, Cabaroguis, Quirino Province	636,000.00
12	278,064	Five Hundred Thirty-Seven (537) parcels of residential and agricultural land, consisting of (i) (128) titled lots with improvements 118,041 sq. m. (ii) (409) untitled lots with improvement 160,023 sq. m. covered by various TCTs <sup>7/ 8/ 10/ 12/ 26/ 27/ 28/</sup>	Annie Hills Subdivision, Brgy. Anislag, Daraga, Albay	172,472,000.00
13	1,213	A commercial land with improvements (3 commercial bldgs.) identified as Lot 18080-J-1 covered by 052-2021000584 <sup>2/ 5/ 8/</sup>	Batangas-Tabangco-Lobo Road, Brgy. Pallocan Kanluran, Batangas City	27,936,000.00
14	3,013	Five (5) contiguous parcels of residential land covered by TCT Nos. T-97061 to T-97065 <sup>1/ 5/ 30/</sup>	Brgy. San Felix, Sto. Tomas, Batangas	6,508,000.00
15	49,998	An agricultural lot covered by TCT No. 152-2012000457 <sup>1/ 3/ 5/ 8/</sup>	Barangay Kitulaan, Carmen, North Cotabato	2,400,000.00
16	50,001	An agricultural lot covered by TCT No. 152-2012000458 <sup>1/ 3/ 5/ 8/</sup>	Barangay Kitulaan, Carmen, North Cotabato	1,951,000.00
17	1,500	A residential land with improvements covered by TD No. L-008-01898 <sup>3/ 5/ 25/</sup>	Barangay Cinco, Banga, South Cotabato	1,283,000.00
18	12,500	An industrial land with improvements and chattel (Rubber Mill, Office Bldg., Air Drying Bldgs., four creeping machines) covered by TCT No. T-115272 <sup>2/ 5/ 10/</sup>	Brgy. Nueva Vida, M'lang, North Cotabato	5,482,000.00
19	1,810	A residential land with improvement (1-storey school/administration, a shed-type canteen, mini stage bldg.) covered by TCT No. T-81590 <sup>1/ 3/ 5/ 7/ 8/ 10/ 16/ 18/</sup>	Brgy. Damilag, Manolo Fortich, Bukidnon	5,771,000.00
20	226	A residential lot with improvements covered by TCT No. T-43,590 <sup>2/ 3/</sup>	Brgy. Poblacion (formerly Brgy. Palao), Kumalarang, Zamboanga del Sur	124,000.00
21	4,292	Two (2) parcels of commercial land with improvements (Hotel Building, Commercial Building, Power House, Maintenance Area/ Storage Building and Sugba) and chattels covered by TCT Nos. T-109637 and T-109638 <sup>2/ 4/ 5/ 10/</sup>	Fortich Street, Brgy. Sumpung, Malaybalay City, Bukidnon	85,493,000.00

<sup>1/</sup> Vacant <sup>2/</sup> Occupied <sup>3/</sup> Unoccupied <sup>4/</sup> With legal case/s <sup>5/</sup> With Road Right of Way (RROW) <sup>6/</sup> No RROW <sup>7/</sup> TCT is not yet registered in the name of Land Bank <sup>8/</sup> TD is not yet registered in the name of Land Bank <sup>9/</sup> With encumbrances on the title <sup>10/</sup> With annotations on the TD <sup>11/</sup> Under PMC <sup>12/</sup> With Lessee <sup>13/</sup> Planted with Cassava <sup>14/</sup> Rice milling facility was non-operational <sup>15/</sup> There is no boundary stated from points 3 to 4 on the title; however, based on the TD, it is bounded by Lot 2-A-B-4-8 of Psd-10-004751 <sup>16/</sup> TCT No. T-23954 consists of two lots. Only lot 48 is subject of this public bidding. <sup>17/</sup> No records on file on the payment of Capital Gains, Documentary Stamps and Transfer Taxes, and said taxes shall be paid by the Buyer, including interest and other charges, if any, in case said taxes were not yet paid <sup>18/</sup> TCT No. 028-202000666 noted discrepancy on technical description <sup>19/</sup> With Claimant <sup>20/</sup> The lot does not have a closed travers when plotted based on the technical description on the title <sup>21/</sup> Planted with corn/palay/coconut and various trees <sup>22/</sup> The property serves as catch basin of rain water during heavy rains. <sup>23/</sup> Undeclared improvement <sup>24/</sup> Untitled <sup>25/</sup> Boundary/Area discrepancies per titles compared per tax declarations <sup>26/</sup> Located at about 5.8 kilometers from the nearest active fault trace of the Legazpi Lineament <sup>27/</sup> Traversed by an access road with approximately 3,675 sq.m. <sup>28/</sup> COS not yet registered <sup>29/</sup> Lot 1-E covered by TCT No. T-97065 is a road-right-of-way (undeveloped)

## PROPERTIES OFFERED AT DISCOUNTED PRICES

ITEM NO.	LOT AREA (sq. m.)	PROPERTY DESCRIPTION	LOCATION	DISCOUNTED INDICATIVE PRICE (Php)
25	52,308	Four (4) contiguous parcels of mixed agricultural and residential land with various improvements including poultry buildings, chattels and equipment covered by TCT Nos. 039-2018008590, 039-2018008591, 039-2018008592, and 039-2018008593 <sup>5/ 8/ 17/ 19/ 20/ 21/ 22/</sup>	No. 883 Catacte Road, Bonga Mayor, Bustos, Bulacan	180,229,000.00
26	827	A mixed agricultural land and residential land covered by TCT No. 88761 <sup>14/ 6/</sup>	Brgy. Namabalan, Norte, Tuguegarao City, Cagayan	521,000.00
27	839	A residential land with improvement covered by TCT No. 165-2014002179 <sup>11/ 5/ 8/</sup>	Brgy. Camarag, San Isidro, Isabela	1,003,000.00
28	3,193	A residential land covered by TCT No. T-303438 <sup>2/ 8/</sup>	Ipil, Echague, Isabela	4,917,500.00
29	421	A residential land with improvement covered by TCT No. 023-2012000133 <sup>2/ 5/ 10/</sup>	Brgy. Sablang, Paoay, Ilocos Norte	1,913,000.00
30	247	A residential land covered by TCT No. TSC-6353 <sup>1/ 6/ 8/ 15/</sup>	Brgy. Cabugao, Echague, Isabela	222,000.00
31	3,028	A residential lot with improvements (residential building and fence) covered by TCT No. 155-2014000014 <sup>2/ 5/ 8/ 14/</sup>	Manuang, Brgy. Tubod, Iligan City	5,666,000.00
32	2,363	A residential with improvements land covered by TCT No. 129-2017000019 <sup>2/ 8/ 10/ 16/ 17/</sup>	Brgy. Tulungatung, Zamboanga City	928,000.00
33	330,021	A fishpond covered by TCT No. T-61,448 <sup>11/ 6/</sup>	Brgy. Bulawan, Payao, Zamboanga Sibugay	5,445,000.00
34	700	A residential land covered by TCT No. T-60,084 <sup>11/ 5/</sup>	Brgy. Surabaya, RT Lim, Zamboanga Sibugay	525,000.00
35	700	A residential land covered by TCT No. T-60,085 <sup>11/ 5/</sup>	Brgy. Katipunan, RT Lim, Zamboanga Sibugay	473,000.00
36	2,318	A residential land with improvements (Rice Mill and Corn Mill) covered by TCT No. T-60,086 <sup>2/ 5/</sup>	Brgy. Magsaysay, RT Lim, Zamboanga Sibugay	2,307,000.00
37	17,512	One hundred thirty (130) parcels of residential land with improvements covered by TCT Nos. T-302632 to T-302647; T-302651 to T-302657; T-302663 to T-302674; T-302681, T-302685, T-302687, T-302688, T-302693, T-302694, T-302697, T-302699 to T-302709, T-302738, T-302739, T-302746 to T-302764, T-302773, T-302775, T-302777, T-302779, T-302781, T-302783, T-302785, T-302791, T-302793, T-302797 to T-302801, T-302803 to T-302805, T-302807 to T-302817, T-302824, T-302827, T-302828, T-302833 to T-302843, T-302845 to 302858 <sup>6/ 7/ 8/ 9/ 10/ 17/ 18/</sup>	Residencia Royale Subdivision, Brgy. Granada, Bacolod City, Negros Occidental	56,866,000.00

<sup>1/</sup> Vacant <sup>2/</sup> Occupied <sup>3/</sup> Unoccupied <sup>4/</sup> With legal case <sup>5/</sup> With Road Right of Way (RROW) <sup>6/</sup> No RROW <sup>7/</sup> TCT is not yet registered in the name of Land Bank <sup>8/</sup> TD is not yet registered in the name of Land Bank <sup>9/</sup> With encumbrances on the title <sup>10/</sup> With annotations on the TD <sup>11/</sup> Under PMC <sup>12/</sup> With Lessee <sup>13/</sup> The lot does not have a closed travers when plotted based on the technical description on the title <sup>14/</sup> Discrepancy in the location of the property and lot number reflected in the title vis-a-vis Tax Declaration <sup>15/</sup> Portion of the Property was traversed by Road <sup>16/</sup> With Adverse Claim <sup>17/</sup> Improvements are undeclared <sup>18/</sup> Improvements are erected on TCT Nos. T-302775, T-302799, T-302800, T-302688 and T-302641 <sup>19/</sup> Occupied by Landbank Caretaker <sup>20/</sup> does not form a closed polygon when plotted based on the technical description appearing on the title <sup>21/</sup> Poultry farm no longer operational <sup>22/</sup> With issue on encroachment <sup>23/</sup> With provision for creek easement <sup>24/</sup> With Writ of Possession pending implementation;

The Negotiated Sale Offer Forms are available thru [www.landbank.com](http://www.landbank.com) and can be requested from [lbpropertiesforsale@gmail.com](mailto:lbpropertiesforsale@gmail.com)

The Bank shall accept offers to buy the properties listed above starting on **October 1, 2021** on a **first come, first served basis** subject to the submission of 10% of the subject property's offered price which shall either be equivalent to the Indicative Price or within the price range acceptable to Bank. In the event that there is one (1) negotiated sale offer received within the day, the Bank representative shall immediately inform the prospective buyer that the Bank will proceed with the evaluation of the offer. If there are two (2) or more negotiated sale offers received within the same day, the Bank shall set a date and time wherein all prospective buyers shall be invited to submit the Best and Final Offer (BFO).

The sale shall be on an "as-is-where-is" basis with regard to the physical condition and legal status of the subject properties and the corresponding Transfer Certificate of Titles.

Precautions have been taken to ensure the accuracy of all the information disclosed herein.

Prospective buyers, however, should not confine themselves to the content of this publication but shall, likewise, investigate and inspect as they are enjoined to verify with diligence in order to ascertain the actual physical condition and legal status of the subject properties and titles thereof."

For more information regarding the above properties, kindly contact the following:

Contact Person	Email Address	Contact Number/s
Ms. Deborah L. Banco (Item Nos. 1-5 & 22-25)	<a href="mailto:debbiebanco@gmail.com">debbiebanco@gmail.com</a> / <a href="mailto:DLUBIS@mail.landbank.com">DLUBIS@mail.landbank.com</a>	(+63) 929-690-4779
Ms. Marilyn B. Loquinario (Item Nos. 6-11 & 26-30)	<a href="mailto:tess040176@gmail.com">tess040176@gmail.com</a> / <a href="mailto:MLOQUINARIO@mail.landbank.com">MLOQUINARIO@mail.landbank.com</a>	(+63) 921-316-9010
Ms. Margarette R. Zamora (Item Nos. 12-14)	<a href="mailto:margarette_z@yahoo.com">margarette_z@yahoo.com</a> / <a href="mailto:MZAMORA@mail.landbank.com">MZAMORA@mail.landbank.com</a>	(+63) 928-267-2842
Mr. Mark Ivan C. Confesor (Item Nos. 15-18)	<a href="mailto:markivanconfesor@gmail.com">markivanconfesor@gmail.com</a> / <a href="mailto:MCONFESOR@mail.landbank.com">MCONFESOR@mail.landbank.com</a>	(+63) 975-365-9366
Mr. Rudolfh Bryan T. Gesalan (Item Nos. 19-21 & 31-37)	<a href="mailto:rbgesalan@yahoo.com">rbgesalan@yahoo.com</a> / <a href="mailto:RGESALAN@mail.landbank.com">RGESALAN@mail.landbank.com</a>	(+63) 917-589-0014

LANDBANK reserves the right to reject any or all offers, to waive any formality therein, and to accept the offer as may be considered most advantageous to the Bank. The decision of LANDBANK shall be final and binding.

Member: Philippine Deposit Insurance Corporation. Maximum Deposit Insurance for Each Deposit is P500,000.00.

## PROPERTIES OFFERED AT DISCOUNTED PRICES

ITEM NO.	LOT AREA (sq. m.)	PROPERTY DESCRIPTION	LOCATION	DISCOUNTED INDICATIVE PRICE (Php)
22	2,140.50	A commercial land identified as Lot No. 1-E, with two (2) storey commercial building with roof deck covered by TCT No. 002-2012003887 <sup>2/ 4/ 5/ 9/ 10/ 17/ 23/ 24/</sup>	Along Rizal Avenue Extension, Brgy. 197, Zone 17, Tondo, Manila	62,753,000.00
23	963	A residential lot covered by TCT No. 039-2014005993 <sup>5/ 7/ 8/</sup>	Brgy. San Roque, Municipality of Baliuag, Province of Bulacan	867,000.00
24	77,525	Two (2) contiguous residential (150 sq.m.), commercial (29,000 sq.m.) and agricultural (48,525 sq.m.) with improvements and chattels covered by TCT Nos. 040-2014030801 and 040-2015002272 <sup>2/ 7/ 8/ 10/ 12/</sup>	Along Baraka Barangay Road, Sitio Coral, Brgy. Matictic, Norzagaray, Bulacan.	73,860,000.00