

# 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 September 7, 2022.

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. 8-522-0000 or 8-551-2200 Connecting All Departments



**LANDBANK**  
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## LANDBANK WELCOME REAL ESTATE BROKERS AND REFERRERS PROPERTIES OFFERED AT REGULAR PRICES

| ITEM NO. | LOT AREA (sq. m.) | PROPERTY DESCRIPTION  | LOCATION   | INDICATIVE PRICE (Php) |
|----------|-------------------|---|--|------------------------|
| 1        | 31,778            | Two (2) contiguous parcels of commercial land identified as Lot Nos. 6 & 8 with improvements and chattels covered by TCT Nos. 165-2022002598 & 165-2022002599 <sup>2/ 5/ 8/ 10/ 14/</sup> | Along a concrete paved Santiago City – Saguday – Maddela Provincial Road, Brgy. Sagana, Santiago City, Isabela | 141,713,000.00         |
| 2        | 314               | A residential land identified as Lot 16, Blk. 19 with improvements covered by TCT No. 056-2022003703 <sup>2/ 5/ 8/ 10/</sup>  | Along Herrero St., San Rafael Estates Subdivision, Brgy. Santiago, Santo Tomas, Batangas                       | 7,679,000.00           |
| 3        | 460               | A residential land identified as Lot 13, Blk. 8 covered by TCT No. 076-2021001550 <sup>1/ 5/ 8/ 10/</sup>   | Along Road Lot 14 of South Forbes Golf City-Miami, Brgy. Ichican, Silang, Cavite                               | 9,327,000.00           |
| 4        | 483               | A commercial land covered by TCT No. 064-2018002511 <sup>1/ 5/ 20/ 21/</sup>  | Brgy. San Isidro, Puerto Galera, Oriental Mindoro  | 3,864,000.00           |
| 5        | 900               | A residential land with improvement covered TCT No. T-54344 <sup>2/ 5/</sup>  | Brgy. Pahindong, Medina, Misamis Oriental  | 810,000.00             |
| 6        | 58,560            | An agricultural land located at the above stated address covered by TCT No. T-57287 <sup>2/ 15/</sup>   | Barrio Bual, Isulan, Sultan Kudarat  | 2,928,000.00           |
| 7        | 24,656            | Two (2) contiguous residential lot with improvements covered by TCT Nos. 153-2014000059 & 153-2015000249 <sup>2/ 5/ 7/ 8/ 10/ 16/</sup>   | Along Isulan-Shariff Aguak Road, Brgy. Saliao, Esperanza, Sultan Kudarat                                       | 39,079,000.00          |
| 8        | 8,718             | Two (2) contiguous parcels of commercial land with various improvements covered by TCT Nos. 145-2022000429 & 145-2022000430 <sup>5/ 12/ 17/</sup>   | Along National Highway (Koronadal – Tacurong), Purok 9, Dumadalig, Tantangan, South Cotabato                   | 34,751,000.00          |
| 9        | 63,033            | Two (2) contiguous mixed residential and commercial lots with improvements covered by TCT Nos. 148-2021000003 & 148-2021000004 <sup>5/ 8/ 13/ 22/ 24/</sup>                               | South Cotabato - Sarangani Road, Brgy. Poblacion, Maasim, Sarangani  | 75,700,000.00          |
| 10       | 10,000            | Three (3) contiguous mixed residential and commercial lots with improvements covered by TCT Nos. 148-2021000005, 148-2021000006, 148-2021000007 <sup>3/ 8/ 23/ 24/</sup>                  | South Cotabato - Sarangani Road, Brgy. Poblacion, Maasim, Sarangani  | 20,022,000.00          |
| 11       | 800               | A residential land covered by TCT No. 155-2015001069 <sup>1/ 5/ 8/</sup>  | Poblacion, Iligan City, Lanao del Norte  | 16,000,000.00          |
| 12       | 2,000             | A residential land covered by TCT No. T-57,732 (a.f.) <sup>1/ 5/</sup>  | Brgy. Dalipuga, Iligan City, Lanao del Norte   | 2,200,000.00           |

1/ Vacant 2/Occupied/With tiller 3/ Unoccupied 4/ With legal case 5/ With Road Right of Way (RROW) 6/ No RROW 7/ TCT is not yet registered in the name of Land Bank 8/ TD is not yet registered in the name of Land Bank 9/ With encumbrances on the title 10/ With annotation/s on the title 11/ With annotations on the TD 12/Under PMC 13/ With Lessee 14/Open Traverse 15/Not bounded by road per title, however it can be accessed through an existing farm road 16/With discrepancy on the actual measurement of floor area of improvement versus tax declaration 17/TCT No. 145-2022000430 bears an annotation 18/The subdivision road abutting the property is not developed and fully occupied by informal settlers, thus it would appear that subject lot has no right of way. However, there is an existing alley that serves as entry point from Lirio Streets to property 19/ TDs are none on file 20/The property is a approximately 75.6km from the nearest west valley fault line 21/Latest TD registered in the name of the Bank 22/Traversed by South Cotabato-Sarangani National Highway 23/Based on titles. Lots are not bounded by RROW, however, on ground, it is bounded by South Cotabato-Sarangani National Highway 24/Bounded by Celebes Sea

## PROPERTIES OFFERED AT DISCOUNTED PRICES

| ITEM NO. | LOT AREA (sq. m.) | PROPERTY DESCRIPTION   | LOCATION   | DISCOUNTED INDICATIVE PRICE (Php) |
|----------|-------------------|--|--|-----------------------------------|
| 13       | 1,450             | Two (2) adjacent parcels of commercial (1,047-sq.m.)/residential (403-sq.m.) land identified as Lot Nos. 726 and 2 with improvements (dilapidated) covered by TCT Nos. T-36535 and T-36536 <sup>5/ 10/ 12/</sup> | Along Morales St. and Foronda St., Brgy. San Jose, Candon City, Ilocos Sur | 8,987,000.00                      |
| 14       | 800               | A residential land with improvement covered by TCT No. T-86014 <sup>2/ 5/ 8/ 14/</sup>   | Colinares Village Balangay 3, Poblacion, Quezon, Bukidnon                  | 931,000.00                        |
| 15       | 147               | A commercial land with improvement covered by TCT No. T-18182 <sup>2/ 5/ 15/</sup>   | Brgy. Port Area, Isabela City, Basilan                                     | 3,869,000.00                      |

1/ Vacant 2/Occupied 3/ Unoccupied 4/ With legal case 5/ With Road Right of Way (RROW) 6/ No RROW 7/ TCT is not yet registered in the name of Land Bank 8/ TD is not yet registered in the name of Land Bank 9/ With encumbrances on the title 10/ With annotation/s on the title 11/ With annotations on the TD 12/Under PMC 13/ With Lessee 14/Open Traverse 15/Left portion of the building with an approximate area of 211 sq.m. is erected outside the property line. Said portion of encroachment will not affect the structural strength of the building if the same will be physically segregated

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

The Bank shall accept offers to buy the properties listed above starting on **September 7, 2022** 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   |
|---|---|--------------------|
| Mr. Efren M. Patron (Item Nos. 1 & 13)          | <a href="mailto:efrenmpatron@gmail.com">efrenmpatron@gmail.com</a> / <a href="mailto:EPATRON@mail.landbank.com">EPATRON@mail.landbank.com</a>       | (+63) 917-329-1546 |
| Ms. Margarette R. Zamora (Item Nos. 2-4)        | <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 |
| Ms. Annjoey Rizzalyn P. Carlos (Item Nos. 5-10) | <a href="mailto:joeycarlos.lbp@gmail.com">joeycarlos.lbp@gmail.com</a> / <a href="mailto:APCARLOS@mail.landbank.com">APCARLOS@mail.landbank.com</a> | (+63) 969-348-7660 |
| Mr. Noel S. Tibayan (Item Nos. 11, 12, 14 & 15) | <a href="mailto:noeltibz5@gmail.com">noeltibz5@gmail.com</a>  | (+63) 917-309-1216 |

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.