

# 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 28, 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



[www.landbank.com](http://www.landbank.com)

## 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	150	A residential land with improvements covered by TCT No. 271479 <sup>2/ 5/ 15/</sup>	No. 890 Betina St., Brgy. 572, Zone 56, Balic-Balic, Sampaloc, Manila	4,581,000.00
2	128	A residential lot covered by TCT No. 038-2018007164 <sup>5/ 12/</sup>	Lot 3 Blk. 3 Shappire St. Emerald Coast Executive Village, Brgy. Duale, Limay, Bataan	640,000.00
3	128	A residential lot with improvement covered by TCT No. 038-2018007165 <sup>5/ 12/ 15/</sup>	Lot 5 Blk. 3 Shappire St. Emerald Coast Executive Village, Brgy. Duale, Limay, Bataan	1,701,000.00
4	110	A residential lot covered by TCT No. 038-2018010770 <sup>5/ 12/</sup>	Lot 7 Blk. 2 Topaz St. Emerald Coast Executive Village, Duale, Limay, Bataan	550,000.00
5	110	A residential lot with improvement covered by TCT No. 038-2018010771 <sup>5/ 12/ 15/</sup>	Lot 8 Blk. 2 Topaz St. Emerald Coast Executive Village, Duale, Limay, Bataan	1,018,000.00
6	258	Two (2) parcels of residential land with improvement covered by TCT Nos. 038-2018010772 & 038-2018010773 <sup>5/ 12/ 15</sup>	Lot 10 & 8 of Blk. 9 along main road of Emerald Coast Executive Village, Brgy. Duale, Limay, Bataan	2,059,000.00
7	120	A residential lot with improvement covered by TCT No. 039-2021002664 <sup>5/ 12/ 23/</sup>	Lot 11, Blk. 84, along Adobe Street, Phase 1, La Residencia Subd., Brgy. Sergio Bayan, Calumpit, Bulacan	2,811,000.00
8	500	Two (2) parcel of residential lots with improvement covered by TCT Nos. 040-2011006419 & 040-2011006420 <sup>5/ 12/ 16/ 17/</sup>	Lot 3 & 2 of Blk. 1 along De Vera St. Brgy. Pandayan, Meycauayan, Bulacan	3,868,000.00
9	46	A residential lot with improvement covered by TCT No. 040-2020011711 <sup>5/ 10/ 16/</sup>	Lot 18, Blk. 15 along Queluz St. Villa Regina Subd. Phase 2, Brgy. Lias, Marilao, Bulacan	1,789,000.00
10	140	A residential land with improvement covered by TCT No. 040-2019021716 <sup>5/ 12/</sup>	Lot 2, Blk. 8, Ayukit Subdivision, Biñang II, Bocaue Bulacan	3,691,000.00
11	150	A residential land with improvement covered by TCT No. 040-2019030813 <sup>2/ 5/ 10/</sup>	Along Road Lot 3, Town and Country, North Executive Village, Phase 2, Brgy. Abangan Norte, Marilao, Bulacan	2,081,000.00
12	604.67	Two (2) parcels of commercial lot covered by TCT Nos. 65702 & 65703 <sup>2/ 5/ 24/</sup>	Peñaranda Extension, Brgy. Peñaranda Iraya, Legazpi City	14,633,000.00
13	666.5	A residential lot covered by TCT No. 085-2016000098 <sup>1/ 5/ 7/ 8/ 10/</sup>	Along the City Road, Brgy. Dap-dap, Legazpi City	3,666,000.00
14	252	A residential land with improvements covered by TCT No. 068-2021002879 <sup>3/ 5/ 8/ 10/ 12/ 14/ 30/</sup>	Unit 1298 Cambridge Street, Bookside Hills Subdivision, Brgy. Sto. Domingo, Cainta, Rizal	2,842,000.00
15	110	A residential land with improvement covered by TCT No. 068-2014004639 <sup>3/ 5/ 10/ 12/ 16/ 30/</sup>	Lot 12 Block 1 Saint Monique Valais Subdivision Phase 2A, Barangay Darangan, Binangonan, Rizal	1,413,000.00
16	102	A residential land with improvement covered by TCT No. 057-2018020070 <sup>3/ 5/ 7/ 8/ 16/ 30/</sup>	Lot No. 1 Blk No.11 Villa Monteverde, Mulawin, Tanza, Cavite	1,352,000.00
17	426	A residential land with improvement covered by TCT No. 076-2018004491 <sup>3/ 5/ 8/ 10/ 14/ 25/</sup>	Lot 9, Block 23, Rodeo Hills Subdivision, Brgy. Buck Estate, Alfonso, Cavite	6,919,000.00
18	21,392	A residential (1,000-sq.m.) and agricultural (20,392-sq.m.) land covered by TCT No. T-113966 <sup>2/ 5/ 14/ 26/ 27/</sup>	Brgy. Lumaniag, Lian, Batangas	7,488,000.00
19	1,223	An agricultural lot covered by TCT No. 056-2017000492 <sup>1/ 5/ 10/ 28/ 29/</sup>	Lot 1, Blk. 7 along Road Lot 2 of Hacienda Cascada, Las Haciendas, Brgy. San Gabriel, Laurel, Batangas	3,914,000.00
20	63,142	An agricultural land covered by TCT No. T-51,363 <sup>2/ 5/ 8/</sup>	Brgy. Sumpot, Dimataling, Zamboanga del Sur	631,000.00
21	17,543	An agricultural land covered by TCT No. T-51,364 <sup>2/ 5/ 8/ 31/ 32/</sup>	Brgy. Sumpot, Dimataling, Zamboanga del Sur	175,000.00

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/Caretakership    13/ With Lessee  
14/Open Traverse    15/The improvement is undeclared    16/There is discrepancy on the floor area of the residential building per Tax Declaration vis-à-vis the actual measurement    17/Per Title, the Property is located at Brgy. Saluysoy, however, per Tax Declarations, the Property is now part of Brgy. Pandayan    18/Planted with corn and various types of trees    19/Bounded by Ulayan River  
20/Bounded by Maridugao River    21/Planted with rubber trees    22/Classification per Tax Declaration is residential    23/Per Title, the Property is located within Brgys. Balite/San Marcos, however, per Tax Declaration, the Property is now within boundary of Brgy. Sergio Bayan    24/Discrepancy in boundaries in the TCT vs TD    25/Approximately 23 kilometers from the nearest West Valley Fault Line  
26/Bounded by a creek    27/Traverse by road & with a chapel    28/No relocation survey to pinpoint the exact location & boundaries    29/Considered in abandoned subdivision/hacienda, no security at the main gate/entrance and employees at the administration office & clubhouse    30/Association dues & utilities are not yet paid and the buyer shall pay the same, including penalties, interest & charges, if any  
31/Discrepancy on the location stated in TD (Sumpot) vis-a-vis the title (Tingabulong)    32/Registered owner indicated in TCT No. 51,364 was erroneously indicated as "Land of the Philippines" instead of "Landbank of the Philippines"

## 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 with improvement covered by TCT No. 002-2012003887 <sup>2/ 4/ 5/ 10/ 14/</sup>	Along Rizal Avenue Extension, Tondo, Manila	60,212,000.00
23	300	A residential lot covered by TCT No. 056-2017000488 <sup>1/ 5/ 16/ 17/</sup>	Lot 12, Blk. 15 along Road Lot 12-A of Phase 5 Canyon Woods Residential Resort, Brgy. San Gregorio, Laurel, Batangas	2,273,000.00
24	500	A residential lot covered by TCT No. 056-2017000489 <sup>1/ 5/ 10/ 17/</sup>	Lot 3, Blk. 2 along Road Lot 2 of Phase 4A Canyon Woods Residential Resort, Brgy. San Gregorio, Laurel, Batangas	2,963,000.00
25	500	A residential lot covered by TCT No. 056-2017000490 <sup>1/ 5/ 10/ 17/</sup>	Lot 4, Blk. 2 along Road Lot 2 of Phase 4A Canyon Woods Residential Resort, Brgy. San Gregorio, Laurel, Batangas	2,963,000.00
26	275	A residential lot covered by TCT No. 056-2017000491 <sup>1/ 5/ 10/ 17/</sup>	Lot 61, Blk. 23 along Road Lot 17 of Phase 1 Canyon Woods Residential Resort, Brgy. San Gregorio, Laurel, Batangas	2,352,000.00
27	482	A residential lot covered by TCT No. 056-2017000493 <sup>1/ 5/ 10/ 17/</sup>	Lot 22, Blk. 8 along Road Lot 8 Skimmer Street of Canyon Woods Residential Resort, Georgetown, Brgy. San Gregorio, Laurel, Batangas	3,868,000.00
28	240	A residential land with improvements covered by TCT No. 21520 <sup>2/ 5/ 7/ 8/ 10/ 13/</sup>	Along Road Lot 2, Christianville Subd., Brgy. Abar 1st, San Jose City, Nueva Ecija	2,569,000.00
29	647	Four (4) parcels of residential land with improvements covered by TCT Nos. 042-2012005006, 042-2012005009, 042-2012005007 and 042-2012005008 <sup>2/ 3/ 5/ 12/</sup>	Brgy. San Juan, Apalit, Pampanga	2,811,000.00
30	383	A residential land with improvements covered by TCT No. 129-2016002181 <sup>3/ 5/</sup>	64 Salazar Subd., Brgy. Talon-Talon, Zamboanga City	1,440,000.00

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14/Open Traverse    15/The improvement is undeclared    16/Records verification with Canyon Woods Residential Resort reveals that the property was recorded as Lot 12a, Block 15    17/No relocation survey to pinpoint the exact location & boundaries

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 **October 28, 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. Lester G. Muñoz (Item Nos. 2-11)	<a href="mailto:lexgamboamunez@gmail.com">lexgamboamunez@gmail.com</a> <a href="mailto:LMUNEZ@mail.landbank.com">LMUNEZ@mail.landbank.com</a>	(+63) 926-980-5677
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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.