

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 July 31, 2023.

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

SERVING THE NATION

www.landbank.com

PROPERTIES OFFERED AT REGULAR PRICES

| ITEM NO. | LOT AREA (sq. m.) | PROPERTY DESCRIPTION | LOCATION | INDICATIVE PRICE (Php) |
|----------|-------------------|--|---|------------------------|
| 1 | 271 | A residential land with improvement covered by TCT No. 006-2012000241 ^{2/ 5/ 8/ 25/ 35/} | Bayabas St., Brgy. West Rembo, Makati City | 11,172,000.00 |
| 2 | 77 | A residential lot with improvement covered by TCT No. 004-2017010038 ^{5/ 8/ 10/ 12/ 17/ 30/} | Lot 11-J, Unit 21-J, Don Damaso Townhomes, Don Damaso St., Brgy. Holy Spirit Capitol, Quezon City | 6,908,000.00 |
| 3 | 346 | A residential lot with improvement covered by TCT No. 004-2016006205 ^{5/ 7/ 8/ 10/ 12/ 17/ 18/ 24/} | Lot 21, Blk. 2, No. 44 Agoncillo Street, Magno 2 Subdivision, Brgy. Novaliches Proper Novaliches, Quezon City | 6,535,000.00 |
| 4 | 66.22 | Two (2) bedroom residential condominium unit covered by CCT No. 004-2018031556 ^{1/ 19/} | 4th Flr. Unit H, Madison Place, Justice Lourdes Paredes San Diego Ave., Brgy. Bagong Lipunan ng Crame, Cubao, Quezon City | 5,576,000.00 |
| 5 | 40.37 | One (1) bedroom residential condominium unit covered by CCT No. 004-2018031557 ^{1/ 19/} | 5th Flr. Unit A, Madison Place, Justice Lourdes Paredes San Diego Ave., Brgy. Bagong Lipunan ng Crame, Cubao, Quezon City | 3,549,000.00 |
| 6 | 12.50 | A parking slot covered by CCT No. 004-2018031553 ^{13/ 19/ 20/} | Ground Flr. Unit 105, Madison Place, Justice Lourdes Paredes San Diego Ave., Brgy. Bagong Lipunan ng Crame, Cubao, Quezon City | 895,000.00 |
| 7 | 12.50 | A parking slot covered by CCT No. 004-2018031554 ^{1/ 19/ 20/} | Ground Flr. Unit 109, Madison Place, Justice Lourdes Paredes San Diego Ave., Brgy. Bagong Lipunan ng Crame, Cubao, Quezon City | 895,000.00 |
| 8 | 177 | Three (3) contiguous residential lots with improvement covered by TCT Nos. 040-2020006729, 040-2020006730 & 040-2020006731 ^{5/ 10/ 12/ 15/ 17/} | Lot Nos. 10, 11 & 12 of Blk. 5 corner lot along unnamed Street (Road Lot 3 & 6), Bayanihan Subd., Brgy. Caingin, Bocaue, Bulacan | 3,554,000.00 |
| 9 | 182 | Two (2) contiguous residential lots with improvement covered by TCT Nos. 040-2018019713 & 040-2018019714 ^{5/ 10/ 12/ 17/} | Lot Nos. 10 & 15 of Blk. 15 Crestview Street, Florida Villas, Brgy. Loma de Gato, Marilao Bulacan | 3,114,000.00 |
| 10 | 332 | Two (2) contiguous residential lots covered by TCT Nos. 042-2016015377 & 042-2016015378 ^{5/ 10/ 12/ 17/ 24/} | Lot Nos. 1 & 2 of Blk. 5 along corners of Saint John St., Saint Francis St., and Saint Catherine St., Villa Barcelona, Phase 3 Subd. Calulut, City of San Fernando Pampanga | 3,356,000.00 |
| 11 | 10,514 | A commercial land identified as Lot No. 87-D with improvements and chattels covered by TCT No. 043-2022014527 ^{5/ 8/ 12/ 58/ 60/} | Brgy. Sta. Maria (Brgy. Colubot in the title), San Manuel, Tarlac | 7,297,000.00 |

| | | | | |
|----|---------|---|--|----------------|
| 12 | 89 | A residential condominium identified as Unit No. C (Penthouse, Cluster 4) and 12.5 sq. m. Parking (Slot No. 12, 2nd Basement) covered by CCT Nos. 18297 and 18274 ^{3/ 10/} | San Francisco Gardens Condominium, Boni Avenue corner Sacrapante St., Brgy. Barangka Itaas, Mandaluyong City | 5,991,000.00 |
| 13 | 120 | A residential land covered by TCT No. T-1316775 ^{1/ 5/ 7 / 8/ 10/} | 16th Street, Metrogate Subdivision, Phase II, Brgy. San Agustin I, Dasmariñas City, Cavite | 1,200,000.00 |
| 14 | 27,000 | A residential land with improvements covered by TCT No. 060-2020003093 ^{2/ 5/ 8/ 18/ 31/} | Lot No. 2-C-6-B, Brgy. Palo Alto, Calamba, Laguna | 44,454,000.00 |
| 15 | 45,419 | A residential land covered by TCT No. 056-2022009782 ^{1/ 22/} | Along Ligaya Drive, Brgy. Banga, Talisay, Batangas | 77,212,000.00 |
| 16 | 262 | A residential land with improvements covered by TCT No. 053-2015000528 ^{2/ 5/ 7/ 8/ 10/} | Brgy. Calingatan, Mataas na Kahoy, Batangas | 3,988,000.00 |
| 17 | 198,404 | Twenty-Four (24) contiguous parcels of residential lots identified as Salcedo Village covered by seventeen (17) TCTs ^{2/ 4/ 46/ 47/ 48/ 49/ 50/ 51/ 52/ 53/} | Brgy. Ligtong, Rosario, Cavite | 219,435,000.00 |
| 18 | 20,000 | An industrial land with improvements / chattels / equipment covered by TCT No. 065-2021001260 ^{5/ 12/} | Along National Highway, Brgy. Malinao, Narra, Palawan | 42,972,000.00 |
| 19 | 460 | A residential land covered by TCT No. 076-2021001550 ^{5/ 8/ 10/ 59/} | Lot 13, Blk. 8, Bocaraton Loop, South Forbes Golf City-Miami, Brgy. Inchican, Silang, Cavite | 11,075,000.00 |
| 20 | 60 | A residential lot with improvements covered by TCT No. T-156045 ^{2/ 5/ 7/ 8/ 10/ 17/ 21/} | Lot 11 Blk. 7, Ipil Street, Sampaguita Homes Ph. 1, Brgy. Sampaguita, Lipa City, Batangas | 712,000.00 |
| 21 | 191,713 | Four (4) contiguous parcels of agricultural land with improvement covered by TCT Nos. 027-2019000300, 027-2019000301, 027-2019000302 and 027-2019000303 ^{6/ 8/ 45/ 56/} | Brgy. Centro Toma, Bani, Pangasinan | 19,171,000.00 |
| 22 | 36,246 | Four (4) contiguous parcels of commercial land with improvements and chattels covered by TCT Nos. 035-2021002405, 035-2021002406, 035-2021002407 and 035-2021002408 ^{5/ 10/ 11/ 18/ 41/ 42/ 43/} | Along Barrio Road at Minante II, Cauayan City, Isabela | 209,561,000.00 |
| 23 | 622 | A residential land identified as Lot No. 565-A-2-C with improvement covered by TCT No. T-12120 ^{2/ 5/ 7/ 8/ 10/ 18/} | Along concrete paved Dagupan-Laya Provincial Road at Laya East, Tabuk City, Kalinga | 2,197,000.00 |
| 24 | 10,000 | A residential land covered by TCT No. T-93442 ^{2/ 5/ 57/} | Along an unnamed road, Brgy. Calumpang, General Santos City | 10,000,000.00 |
| 25 | 560 | A residential land covered by TCT No. T-112452 ^{1/ 5/} | Brgy. Cawayan, San Fernando, Bukidnon | 101,000.00 |
| 26 | 1,131 | Two (2) contiguous parcels of residential land covered by TCT Nos. T-112453 and T-112454 ^{1/ 5/ 36/} | Brgy. Cawayan, San Fernando, Bukidnon | 204,000.00 |
| 27 | 34,427 | An agricultural land covered by TCT No. T-112459 ^{2/ 5/ 33/} | Brgy. Candelaria, San Fernando, Bukidnon | 1,205,000.00 |
| 28 | 45,612 | An agricultural land covered by TCT No. T-112460 ^{2/ 6/ 33/} | Brgy. Candelaria, San Fernando, Bukidnon | 1,003,000.00 |
| 29 | 1,018 | A residential land covered by TCT No. T-112463 ^{1/ 5/} | Brgy. Halapitan, San Fernando, Bukidnon | 611,000.00 |
| 30 | 707 | A commercial lot covered by TCT No. T-41511 ^{5/ 14/ 23/} | Lot 1 along Jose Lim St., Poblacion 5, Cotabato City, Maguindanao | 14,564,000.00 |
| 31 | 2,000 | A residential land with improvement covered by TCT No. T-19233 ^{2/ 5/ 8/ 18/ 26/ 27/ 28/} | Brgy. Sumagdag, Isabela City, Basilan Province | 1,274,000.00 |
| 32 | 300 | A residential land with improvements covered by TCT No. T-49824 ^{2/ 5/ 7 8/ 10/ 12/ 32/ 37/ 55/} | Estrada 3rd, Zone II, Digos City, Davao del Sur | 7,981,000.00 |

| | | | | |
|---|--------|---|-------------------------------------|--------------|
| 33 | 15,443 | An agricultural land covered by TCT No. T-46862 ^{2/ 5/ 8/ 38/ 39/} | Brgy. Tagboa, Lupon, Davao Oriental | 603,000.00 |
| 34 | 95,555 | Two (2) parcels of agricultural land covered by TCT Nos. T-42643 and T-42642 ^{2/ 5/ 18/ 39/ 40/} | Brgy. Tagboa, Lupon, Davao Oriental | 3,781,000.00 |
| 35 | 1,241 | A residential land with improvements covered by TCT No. T-37610 ^{2/ 5/} | Brgy. Sto. Angel, Dumalag, Capiz | 2,030,000.00 |
| 36 | 240 | A residential land with improvement covered by TCT No. T-37611 ^{2/ 5/} | Brgy. Sto. Angel, Dumalag, Capiz | 635,000.00 |
| 37 | 278 | A residential land with improvements covered by TCT No. T-37612 ^{2/ 5/ 18/} | Brgy. Sto. Angel, Dumalag, Capiz | 479,000.00 |
| 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/No records on the payment of Association Dues 16/The Property is an interior lot/landlocked 17/There is discrepancy on the floor area of the improvement per TD vis-a-vis the actual measurement 18/Improvements are undeclared/have no TDs 19/Titles are with annotation of Master Deed of Declaration of Restrictions 20/For Parking slots, only unitowners can participate the bidding 21/No records on the payment of Association Dues 22/Property is not bounded by any road lot. However, during the site inspection, it was observed that it is being traversed by Ligaya Drive (Provincial Road) 23/Utilized by Cotabato Line Drivers and Operators (COLIDO) Terminal 24/No registered Homeowners ' Association 25/Locally known as " Sanchez Compound " 26/Erected with a warehouse/bodega and small nipa house 27/The subject lot was also observed planted with rubber trees 28/No concrete monument found on the property 29/No other documents on file aside from the Deed of Transfer of Ownership in Payment of Debt or Dacion En Pago of a Registered Land signed by A & F Development Corporation with Area Development Bank, Inc. (ArDB) and National Livelihood Support Fund (NLSF) 30/Property is 2.3 kilometers away from the nearest fault line (West Valley Fault) 31/The Property is approximately 6.3 kilometers from the West Valley Fault 32/About 1.4km away from the nearest active fault trace (Central Digos Fault), based on the Valley Fault System Map 33/No copy of DAR Clearance / Certificate of No Coverage on file 34/The Property was bounded by Road Lots on the southeast and southwest sides, as stated in the titles. However, based on actual inspection, the said Road Lots were non-existent 35/The other building erected in the property encroached the adjoining lot 36/Lot plotting revealed that the lots are not adjacent to each other. However, per verification with San Fernando Assessor's office Tax Mapping Division, said lots are contiguous 37/No copy of Affidavit of Non-Redemption & Consolidation on file 38/Portion of the property is grassland 39/Traversed by a Brgy. Road 40/Lots were separated by an irrigation canal 41/Quarters boldg., Guardhouse 1&2, and Comfort room are unfinished 42/Portion of land covered by TCT Nos. 035-2021002406 & 035-2021002407 was observed utilized as irrigation canal and occupied & has claimants 43/The faces of the TCT Nos. 035-2021002405 & 035-2021002406 bear "Portion of: Homestead Patent" and "Portion of: Lot 8, (LRC) PSD-309566; Homestead Patent" 44/Based on the TD, location of the lot covered by TCT No. 1057649 is in Brgy. San Mateo City of Dasmariñas, Cavite and for TCT No. T-978562 is located at Brgy. Burol Main, City of Dasmariñas, Cavite 45/Per titles, the location of the Properties is "Barrio of Macabit (bef.) Centro Toma (now), Bani, Pangasinan", however per TDs the location of the Properties is in "Brgy. Dacap Sur, Bani, Pangasinan" 46/There were discrepancies on the lot area for Lots 116, 50, 46, 47, 48 & 30, stated on the parcellary survey plan when compared to their respective Transfer Certificate of Title 47/Lot Nos. 47, 48, 46, 113, 17, 112, 118, 30, 31, 32, 44 & 2 covered by TCT Nos. T-879861, T-879864, T- 879865, T-879867, T-879868, T-879870, T-879871, T-879872, T-879873, T-879874, T-879875 & T-879876, respectively, will not form a close traverse 48/Based on the parcellary survey plan, the Property is a boundary of Barangays Ligdong 1 & 2 of Rosario, Cavite and Barangays San Rafael 1 & 2 of Noveleta, Cavite 49/Based on the boundaries appearing on the Transfer Certificate of Titles, the entirety of the Property is bounded on the northwest side by Manila Bay and on the northeast and southeast sides by Ligdong Creek. Thus, a total legal easement of 17,702.54-sq.m. 50/The Property was bounded by Road Lots on the southeast and southwest sides, as stated in the titles. However, based on actual inspection, the said Road Lots were non-existent 51/A big portion of the Properties was swampy and submerged underwater 52/The Property is 18.4 km, both NW of West Valley Fault 53/The Property will be affected by the right-of-way acquisition of the Cavite Industrial Area – Flood Risk Management Project (CIA-FRIMP) which will affect twelve (12) lots with nos. 17, B-4; 115, B-4; 114, B-4; 112, B-4; 50, B-4; 48, B-4; 32, B-4; 45, B-4; 46, B-4; 47, B-4, 30, B-4; and 31, B-4 54/The property is 11 kms. away from the nearest fault line (Care Fault) 55/No copy of TD for shed-type canteen & perimeter fence on file 56/Due to vastness of the properties, an instrument survey is recommended to determine the exact location and boundaries of the properties 57/With dilapidated improvements 58/Chattels are not operational 59/The Property is located about 85 meters NE of the nearest active known fault trace which is the "West Valley Fault". 60/IP is not subject for discount and referrer/broker's commission | | | | |

The Bank shall accept offers to buy the properties listed above starting on **July 31, 2023** on a **first come, first served basis** 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 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. 11 & 12) | DLUBIS@mail.landbank.com | (+63) 929-690-4779 |
| Mr. Efren M. Patron (Item Nos. 21-23) | EPATRON@mail.landbank.com | (+63) 929-690-4780 |
| Ms. Margarette R. Zamora (Item Nos. 13-19) | MZAMORA@mail.landbank.com DDUMALIANG@mail.landbank.com | (+63) 928-267-2842 |
| Ms. Annjoey P. Carlos (Item No. 24) | APCARLOS@mail.landbank.com | (+63) 969-348-7660 |
| Mr. Noel S. Tibayan (Item Nos. 1, 25-29, 31-37) | NTIBAYAN@mail.landbank.com | (+63) 917-309-1216 |
| Mr. Lester G. Muñoz (Item Nos. 2-10, 30) | LMUNEZ@mail.landbank.com | (+63) 926-980-5677 |
| Ms. Agnes L. Felicidadario (Item No. 20) Ms. Lenilyn S. Andaleon | ALFELICIDARIO@mail.landbank.com LANDALEON@mail.landbank.com | (+63) 918-881-7103 (+63) 917-890-1442 |

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.