



Re: Discrepancy in land title

1 message

Haidi Bani Jr <09bny09@gmail.com>

Mon, Apr 26, 2021 at 7:25 PM

To: DENR Mimaropa Region <mimaroparegion@denr.gov.ph>

Good day!

I would like to follow up regarding this request. Haven't heard anything from you since you received my email.

Thank you.

On Wed, 21 Apr 2021, 12:03 pm DENR Mimaropa Region, <mimaroparegion@denr.gov.ph> wrote:

Mam/Sir,

This is to acknowledge receipt of your email.

Printed and received by the ORED staff. Thank you.

MilnerMMacarandang
PMD/RICTU Staff

On Wed, Apr 21, 2021 at 11:47 AM Haidi Bani Jr <09bny09@gmail.com> wrote:

Good day!

May we humbly request to your good office an Approved Technical Description reflecting the correct technical description of our title. As per advice of the DENR office here in Puerto Princesa City, Palawan, we should request for your assistance regarding this matter.

Forwarded message for your reference.
Thank you very much. Your help is highly appreciated.

----- Forwarded message -----

From: **Palawan Member Services Branch** <palawan@pagibigfund.gov.ph>
Date: Tue, Apr 20, 2021 at 3:07 PM
Subject: RE: Discrepancy in land title
To: Fiiro Gaming <09bny09@gmail.com>
Cc: Sampayan, Jon Jon M. <jmsampayan@pagibigfund.gov.ph>

Good day Ma'am/Sir,

May we respectfully inform you that as per our consultation with the Housing Loan Processing Unit in Calamba, they responded that we can only accept your HL application once you presented to us an Approved Technical Description from Bureau of Land reflecting the correct technical description of your title. For more inquiries about the above said document, you may inquire to our local DENR office.

Thank you and have a good day!

Ang inyong Lingkod Pag-IBIG,

Pag-IBIG Puerto Princesa Branch

From: Fiero Gaming [mailto:09bny09@gmail.com]

Sent: 16 April 2021 1:18 PM

To: Calamba - LOD: Loans Evaluation Retail 2 <calambalod.ledr2@pagibigfund.gov.ph>

Cc: Palawan Member Services Branch <palawan@pagibigfund.gov.ph>

Subject: Fwd: Discrepancy in land title

CAUTION: This email originated from outside of Pag-IBIG Fund. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day!

I would like to follow up this request. As per palawan branch they have already forwarded this email to you and they did not get any response as well.

Your consideration is highly appreciated. Thank you.

----- Forwarded message -----

From: Fiero Gaming <09bny09@gmail.com>

Date: Fri, Mar 26, 2021, 1:27 PM

Subject: Discrepancy in land title

To: <palawan@pagibigfund.gov.ph>

Good day,

May I request in your good office on considering our land title with discrepancy. The 2nd thence part should be "S" instead of "D" as shown in the attached image below. As per registry of deeds/LRA, it is also "D" in their technical paper. DENR - Bureau of land advised that it should be "S" but they can't fix it because it is already a Transfer Certificate Title. They can only accommodate Original Certificate Title. As per Registry of deeds in can only be fixed thru court. They advised us that if you will consider they can provide us an Affidavit of Discrepancy of what should be indicated on the title. And also "D" doesn't mean anything because it could only be "S" for south or "N" for north.

Thank you for you assistance. Your consideration will be highly appreciated.

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Register of Deeds

SN No. 1553333

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF INTERIOR

Land Registration Commission
REGISTRY OF DEEDS FOR THE CITY OF PUERTO PRINCESSA

Transfer Certificate of Title

No. 6908

It is hereby certified that certain land situated in the Barrio of Calero, City of Puerto Princessa, Palawan, is described as follows:

LOT 3-D Pad-4A-007437

A parcel of land (Lot 3-D of the subdivision plan Pad-4A-007437-37, being a portion of Lot 3 of plan (LRC) Pad-67535, L.R.D. Record No.), situated in the Barrio of Calero, City of Puerto Princessa, Island of Palawan. Bounded on the N. along line 1-2 by lot 3-C; on the E., along line 2-3 by lot 3-B, both of the subdivision plan; on the S., along line 3-4 by lot 3 of plan (LRC) Pad-67535 and on the W. by the provisions of section 122 of the Land Registration Act of 1902, in the name of * Eps. HAIDI G. SANI & CECILIA AGAPO-SANI, both of legal age, Filipinos, with residence and postal address at Puerto Princessa City, subject to the provisions of the said Land Registration Act and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

It is further certified that said land was originally registered on the 24th day of July, in the year nineteen hundred and thirty-one in Registration Book No. 1, page 159, of the Office of the Registrar of Deeds of Puerto Princessa City, as Original Certificate of Title No. G-159, pursuant to a Homestead patent granted by the President of the Philippines, on the 24th day of July, in the year nineteen hundred and thirty-one, under Act No. 496

This certificate is a transfer from transfer Certificate of Title No. 746, which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at City of Puerto Princessa, Philippines, on the 5th day of December, in the year nineteen hundred and eighty at 1:50 PM.

Opelia B. Aring-Sta. Maria
Registrar of Deeds

City of Puerto Princessa
(Owner's postal address)

* 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.



OFFICE OF THE REGIONAL EXECUTIVE DIRECTOR DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES MIMAROPA REGION

P: (02) 8248-3367/ 8248-3468

A: DENR by the Bay Bldg., 1515 L&S, Roxas Blvd., Ermita, Manila 1000

W: <http://mimaropa.denr.gov.ph/>

E: mimaroparegion@denr.gov.ph



