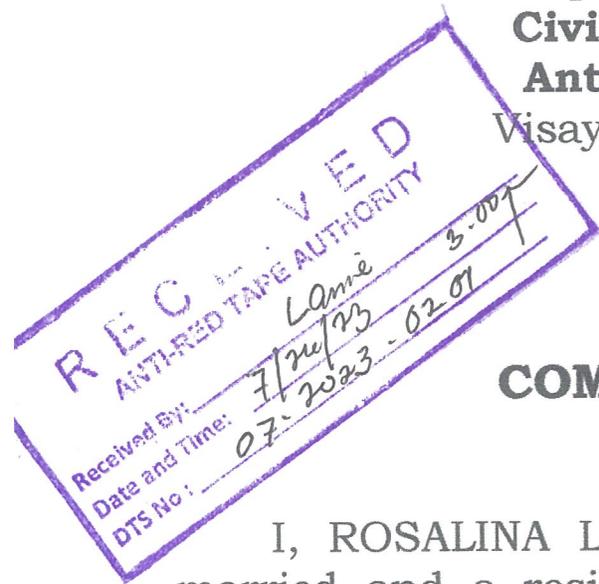


Republic of the Philippines  
**Civil Service Commission**  
**Anti-Red Tape Authority**  
Visayas Avenue, Quezon City  
Metro Manila



## COMPLAINT-AFFIDAVIT

I, ROSALINA LAROZA AVILA, of legal age, Filipino, married and a resident of Lot 22, Blk 01 Lousheff St., Pamahay Homes, Brgy. Pasong Putik, Novaliches, Quezon City, Metro Manila, hereby depose and state:

1. That I am an Applicant for Residential Free Patent of a parcel of land identified as Lot 2259-A Csd-4B-000412-D located at Brgy. Kaligtasan, Bongabong, Oriental Mindoro with address above-mentioned where I can be served with summons and other processes hereinafter called Complainant;

2. Respondent ELEGIO A. MALALUAN is the Incumbent Mayor of Bongabong Oriental, Mindoro hereinafter called Respondent with address at Municipal Hall, Brgy. Poblacion, Bongabong, Oriental Mindoro where he can be served with summons and other processes;

3. That my Application for Residential Free Patent is attached hereto as Annex "A" and all the requirements for the processing of the Application is complete except the **Certification of the Respondent** Mayor that the area being covered by my Application Lot 2259-A Csd-4B-000412-D equivalent to Lot 2299 Pls-138 is zoned as residential and the Certification of Brgy. Captain Delio A. del Rosario that Complainant Rosalina Laroza Avila is the owner and occupant of the aforesaid lot;

4. A letter request for this Certification was sent by Peterson Fabellon Land Management Office OIC RPS DENR

Oriental Mindoro copy of said letter hereto attached as Annex "B" dated October 24, 2022;

5. That Respondent Mayor replied in a letter hereto attached as Annex "C" that the requirement for Certification cannot be granted because the lot is claimed by two (2) adverse parties of the Laroza Family and the Local Barangay Council of Brgy. Kaligtasan;

6. That in turn Engr. Caesar E. Quebec of DENR Oriental Mindoro replied to the letter of the Respondent Mayor hereto attached as Annex "D" dated December 5, 2022 that the Certification requested is for Lot No. 2259-A and not 2259-C in which the latter lot is the one with adverse claim. With this clarification the Respondent Mayor refused to issue the Certification that the lot in question 2259-A is in a residential zoned. The letter of Engr. Caesar E. Quebec was received by the Respondent Mayor on December 6, 2022 but up to now no certification was issued;

7. That the Reply letter of Respondent Mayor Elegio A. Malaluan was followed up by a letter of Land Management Office II, OIC, RPS CENRO, DENR represented by Peterson F. Fabellon hereto attached as Annex "E" date December 22, 2022 but the Respondent Mayor did not even bothered to reply;

8. That Complainant Rosalina Laroza Avila referred this matter to her lawyer Atty. Wilfredo Avila and in a letter dated March 10, 2023 received by the Honorable Respondent Mayor on March 28, 2023 by registered mail with return card.

9. The lawyer's letter attached the letter of Engr. Caesar Quebec (Annex "A") requesting for a residential zoned certificate for Lot 2259-A Csd-4B-000412-D. The lawyer's letter is attached hereto as Annex "G", the registered receipt as Annex "G-1" and Post Office Certification as to the receipt of the letter by the Respondent Mayor hereto attached as Annex "G-2".

10. Since the request was made starting October 24, 2022 yet up to now July 2023, the requested residential zone certificate of Lot 2259-A has not been issued by the Respondent Mayor without due cause. This is clearly in a violation of Rule XIII of Sec. 1 of the Implementing Rules and Regulation, to wit:

### Rule XIII

x x x

#### Sec. 1. Violation under the Act

The following shall constitute violation of the act and these rules and regulations:

- (a) Refusal to accept application or **request with complete requirement being submitted by an Applicant or requesting party without due cause.**

11. **Certificate of Oath pending case including the same Parties/Non-Forum Shopping.** I attest that I have not filed any other case involving the same parties and issues before any other Court or tribunal. If I should I learned am I will inform the authority within five days from knowledge;

12. **Verification. I caused the preparation of this Complaint-Affidavit** and I attest to the truthfulness of the same based on my personal knowledge and authentic document in my possession that this case is not filed to harass, cause unnecessary delay or needless incurred the cost of litigation;

13. I am executed this Complaint-Affidavit to attest to the truth of all foregoing and for the purpose of filing any and all violations of RA No. 11032 of the Ceasing of Doing Business and Efficient Service Delivery Act of 2018 committed in this case.

IN WITNESS WHEREOF, I hereunto affix my signature  
this 20<sup>th</sup> day of July 2023 at Quezon City.

**ROSALINA LAROZA AVILA**  
Affiant-Complainant

**OATH**

Subscribed and sworn to before me this  
26 JUL 2023, affiant exhibiting to me her proof of  
identification Duty Pass issued on  
NO 105006474 at 2024 oppin dda

Notary Public

Doc. No. 475 ;  
Page No. 94 ;  
Book No. XIII ;  
Series of 2023.

**ATTY. ELISEO S. CALMA, JR.**  
Quezon City Notary Public  
Until Dec. 31, 2023  
Roll No. 50183  
PTR No 4007172-D, 01/03/2023, Q.C.  
IBP No. 257225, 01/01/23  
MCLE Comp. No. VII-0066924 Until April 14, 2023  
Adm Matter No. NP-067 (2022-2023)  
20 Kamagong St. Sapamanai Village  
East Fairview, Quezon City

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF TRANSPORTATION  
LAND TRANSPORTATION OFFICE  
NON-PROFESSIONAL DRIVER'S LICENSE



Last Name, First Name, Middle Name  
**AVILA, ROSALINA LAROZA**

Nationality Sex Date of Birth Height (M) Weight (KG)

PHL F 1970/04/30 70 1.58

Address  
**122 B1 LON SHEFF ST PAMAHAY HRS PASONG  
PUTIK PROPER QUEZON CITY**

License No. Expiration Date Agency Code

101-08-004474 2034/04/30 R39

Head Type Hair Color Eyes Color

None BROWN BROWN

Sexual Orientation  
None

Signature  
*Rosalina*

Signature  
*Rosalina*

IN ORGAN DONATION:  
I WILL NOT DONATE ANY ORGAN  
BY IN CASE OF EMERGENCY NOTIFY:  
NAME: ANTONIO A. AVILA  
ADDRESS: 122 B1 LON SHEFF ST PAMAHAY HRS GC  
TEL. NO.: 09153006000

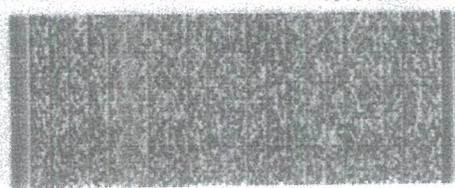
CLASSIFICATION

1. MOTORCYCLE AND MOTO CYCLE  
2. VEHICLE UP TO 4000 CCM V.V.  
3. VEHICLE UP TO 4000 CCM V.V.  
4. AUTO  
5. AUTO  
6. AUTO  
7. AUTO  
8. AUTO

CLASSIFICATION

A. OVERSEAS  
B. OVERSEAS  
C. OVERSEAS  
D. OVERSEAS  
E. ACCOMPANIED BY A MOTORCYCLE/VEHICLE

Capital Number  
**101975472**

*Rosalina*

*Rosalina*

*Rosalina*



Republic of the Philippines  
 Department of Environment and Natural Resources  
 MIMAROPA Region

**Community Environment and Natural Resources Office**

Camia St., San Mariano, Roxas, Oriental Mindoro  
 Contact No.: 0917 876 9985 / 0917 169 0232  
 VOIP: (043) 289-7118  
 Email: cenroroxasormindoro@denr.gov.ph

*A*

**APPLICATION FOR RESIDENTIAL FREE PATENT**

Application No.: \_\_\_\_\_ Entry No.: \_\_\_\_\_

Name of Applicant: ROSALINA L. AVILA

Address: KALIGTASAN, BONGABONG OR. MINDORO

Citizenship: Filipino Civil Status: MARRIED to Antonio A. Avila

Age: 52 years old If minor, name of legal guardian N/A

Date of Birth: APRIL 30, 1970 Place of Birth: Bongabong, Or. Mindoro

Location of residential land applied for KALIGTASAN BONGABONG OR. MINDORO

Lot No.: 2259-A, Csd-4B-00041P-D equivalent Pto Lot No. 2299, Pls-138,

Land Area: 732 square meters Cad: Bongabong Public Land Subdivisio

Applicant's predecessor-in-interest (if any): \_\_\_\_\_

Date of entry by applicant or predecessor-in-interest upon the residential land applied for: (on or about) \_\_\_\_\_

I declare, under the penalties of perjury, that my total land holdings are not more than 12 hectares and that this application has been made in good faith and to the best of my knowledge all information contained herein are true and correct.

*Rosalina L. Avila*  
ROSALINA L. AVILA  
 Applicant's Name and Signature

**SUBSCRIBED AND SWORN TO** before me this \_\_\_\_\_ day of \_\_\_\_\_  
 at Roxas, Oriental Mindoro.

*Euridez M. Gabuco*  
EURIDEZ M. GABUCO  
 Land Management Inspector

LOT NUMBER 2259 A SURVEY NUMBER \_\_\_\_\_

LOCATION KELGTON, BONGARONG DR. MINDORO

IDENTICAL LOT NUMBER \_\_\_\_\_ AREA (SQ.M.) 7.92 Dg.m.

NAME OF APPLICANT ROSA L. AVILA AGE 72 1/2 yrs old

ADDRESS KELGTON DR. MINDORO CIVIL STATUS MARRIED

BIRTHPLACE KELGTON BONGARONG BIRTHDAY APRIL 30, 1970

NAME OF WIFE/HUSBAND ANTONIO S. AVILA BIRTHPLACE AUGUST 11, 1958

NAME OF CHILDREN AND AGES: ANTHONY JOSEPH L. AVILA 26 yrs old

ATEON CHRISTIAN AVILA 23 yrs old

ADAM VINCENT L. AVILA 22 yrs old

IMPROVEMENTS: \_\_\_\_\_

COMMUNITY TAX CERT. NO. \_\_\_\_\_ ISSUED ON \_\_\_\_\_

ISSUED AT \_\_\_\_\_

P. Guichard

January 4, 2021

\* pagpapantunay

\* zoning certificate



Republic of the Philippines  
 Department of Environment and Natural Resources  
 I MIMAROPA Region

**Community Environment and Natural Resources Office**

Camia St., San Mariano, Roxas, Oriental Mindoro  
 Contact No.: 0917 876 9985 / 0917 169 0232  
 VOIP: (043) 289-7118  
 Email: cenroroxasormindoro@denr.gov.ph

**APPLICATION FOR RESIDENTIAL FREE PATENT**

Application No.: \_\_\_\_\_ Entry No.: \_\_\_\_\_  
 Name of Applicant: ROSALINA L. AVILA  
 Address: KALIGTASAN, BONGABONG OR. MINDORO  
 Citizenship: Filipino Civil Status: MARRIED to Antonio A. Avila  
 Age: 52 years old If minor, name of legal guardian N/A  
 Date of Birth: APRIL 30, 1970 Place of Birth: Bongabong, Or. Mindoro  
 Location of residential land applied for KALIGTASAN BONGABONG OR. MINDORO

Lot No.: 2259-A, Csd-4B-000412-D equivalent Pls Lot No. 2299, Pls-138,  
 Land Area: 732 square meters Cad: Bongabong Public Land Subdivision  
 Applicant's predecessor-in-interest (if any): \_\_\_\_\_  
 Date of entry by applicant or predecessor-in-interest upon the residential land applied for: (on or about) \_\_\_\_\_

I declare, under the penalties of perjury, that my total land holdings are not more than 12 hectares and that this application has been made in good faith and to the best of my knowledge all information contained herein are true and correct.

Rosalina L. Avila  
ROSALINA L. AVILA  
 Applicant's Name and Signature

**SUBSCRIBED AND SWORN TO** before me this \_\_\_\_\_ day of \_\_\_\_\_  
 at Roxas, Oriental Mindoro.

Euridez M. Gabuco  
EURIDEZ M. GABUCO  
 Land Management Inspector

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF ORIENTAL MINDORO )S.S.  
MUNICIPALITY OF ROXAS )  
X-----X

**AFFIDAVIT  
(IN SUPPORT OF RESIDENTIAL FREE PATENT APPLICATION)**

I, ROMEO GUTIERREZ, Filipino, single/married/widow, of legal age and a resident of Kaligtasan, Bongabong, Oriental Mindoro after having been duly sworn to, do hereby depose and state:

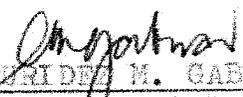
1. That I personally know ROSALINA L. AVILA who has filed an application for residential free patent over a piece of land located at Kaligtasan, Bongabong, Oriental Mindoro.
2. That I am an actual resident of Barangay Bongabong of the Municipality of Bongabong and that I know the land applied for very well;
3. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of ownership, the subject land for at least ten (10) years by himself or through his predecessors-in-interest;
4. That I am not related to the applicant either by consanguinity or affinity and not, in any way, interested in the residential land applied for or in the granting of a residential free patent; and
5. That to the best of my knowledge, belief and information, he/she has the qualifications to apply for a residential free patent under R.A. 10023.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ in the place above first written.

  
ROMEO E. GUTIERREZ  
Affiant

CTC NO. Private Company ID No. L-05-169  
Issued on N/A at N/A

SUBSCRIBED AND SWORN TO before me on the date and place stated above.

  
ENRILE M. GABUCO  
Land Management Inspector


**LEPMOGU SECURITY AGENCY CORPORATION**  
 San Jose, Calamba City  
 Tel. No. (049) 545-9084

---


 ID No. L-05-169  
  
 000 820060 0169

**GUTIERREZ, Romeo B.**  
 Security Guard

  
**GINA C. MANANG**  
 President/General Manager

Birthday September 08, 1972  
 SSS No. 04-1467186-3  
 TIN No.

---

Blood Type "O"  
 Height 5'4"  
 Weight 60 kgs  
 Religion 4 square

  
 Signature

This is to certify the person whose picture & signature appear hereon is a bonafide member of this agency.

June 30, 2021  
 Valid Until

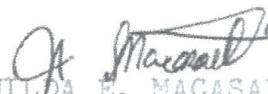

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF ORIENTAL MINDORO )S.S.  
MUNICIPALITY OF ROXAS )  
X-----X

**AFFIDAVIT**  
**(IN SUPPORT OF RESIDENTIAL FREE PATENT APPLICATION)**

I, Hilda E Macasaet, Filipino, single/married/widow, of legal age and a resident of Kaligtasan, Bongabong, Oriental Mindoro after having been duly sworn to, do hereby depose and state:

1. That I personally know ROSALINA L. AVILA who has filed an application for residential free patent over a piece of land located at Kaligtasan, Bongabong, Oriental Mindoro.
2. That I am an actual resident of Barangay Bongabong of the Municipality of Bongabong and that I know the land applied for very well;
3. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of ownership, the subject land for at least ten (10) years by himself or through his predecessors-in-interest;
4. That I am not related to the applicant either by consanguinity or affinity and not, in any way, interested in the residential land applied for or in the granting of a residential free patent; and
5. That to the best of my knowledge, belief and information, he/she has the qualifications to apply for a residential free patent under R.A. 10023.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ in the place above first written.

  
HILDA E. MACASAET  
Affiant

CTC NO. Voter's Identification No. 52030094BG2771HEM20000-2  
Issued on N/A at N/A

SUBSCRIBED AND SWORN TO before me on the date and place stated above.

  
ERIDEL M. GABUCO  
Land Management Inspector



Republic of the Philippines  
COMMISSION ON ELECTIONS  
Office of the Election Officer

BONGABONG, ORIENTAL MINDORO

**VOTER'S CERTIFICATION**

Voter's Identification Number : 52030094BG2771HEM20000-2  
Province : ORIENTAL MINDORO  
Municipality : BONGABONG  
Barangay : KALIGTASAN  
Precinct No. : 0094 B  
VRR No. : 5203300024123  
Illiterate /  
Disabled :



Name : MACASAET, HILDA EROLES  
Sex : Female  
Civil Status : SINGLE  
Residence : CENTRO  
KALIGTASAN  
BONGABONG  
ORIENTAL MINDORO

BIOMETRICS :



PERIOD OF RESIDENCE IN :

Municipality : 27 year(s) and 0 month(s)  
Date of Birth : 07/27/1971  
Date of Registration : 07/23/2013  
Sector :  
Registration Type : REGISTRATION

VOTING RECORD

Current : Y 05/09/2022  
Previous : Y 05/13/2019

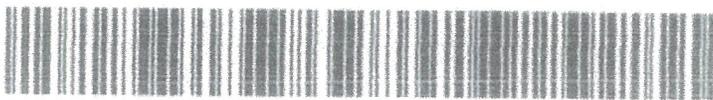


Issued and signed on this 26th day of October, 2022 at BONGABONG, ORIENTAL MINDORO.

Paid Under O.R. # : 12644599  
Amount Paid : 75.00  
Date Issued : 10/26/2022

CERTIFIED CORRECT :

MARILYN DELACRUZ LAJA  
Election Officer



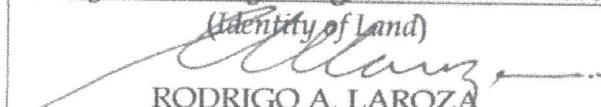
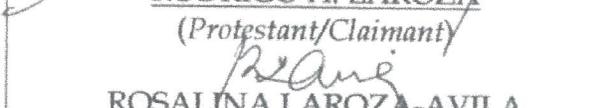
NOTICE: All authorized recipients of any personal data, personal information, privileged information and sensitive personal information contained in this document, including other pertinent documents attached thereto that are shared by the Commission on Elections in compliance with the existing laws and rules, and in conformity with the Data Privacy Act of 2012 (R.A. No. 10173) and its implementing Rules and Regulations, as well as the pertinent Circulars of the National Privacy Commission, are similarly bound to comply with the said laws, rules and regulations, relating to data privacy, security, confidentiality, protection and accountability.



C-ROXAS



Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES**  
Suqui, Calapan City, Oriental Mindoro

<p>IN RE:</p> <p><input type="checkbox"/> Agricultural Free Patent</p> <p><input type="checkbox"/> Residential Free Patent</p> <p><input type="checkbox"/> Homestead Patent</p> <p><input type="checkbox"/> Miscellaneous Sales Patent</p> <p><input type="checkbox"/> Sales Patent under RA 730</p> <p><input checked="" type="checkbox"/> Other</p> <p><u>Lot No. 2259-A, Csd-4B-000412-D</u> <u>identical to Lot 2299, Pls 138, located at</u> <u>Kaligtasan, Bongabong, Oriental Mindoro</u> <i>(Identity of Land)</i></p> <p> <u>RODRIGO A. LAROZA</u> <i>(Protestant/Claimant)</i></p> <p> <u>ROSALINA LAROZA-AVILA</u> <i>(Claimant-Respondent)</i></p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>DENR - CENRO SALAMATANG ROXAS ORIENTAL MINDORO <b>RECEIVED</b></p> <p>IS: _____ DATE: <u>9/14/22</u></p> </div> <p>ADR Case No: <u>2022-1752040-0094</u></p>
---	---

X-----X

**ORDER OF AMICABLE SETTLEMENT<sup>1</sup>**

Submitted for consideration and approval is the Amicable Settlement (Kasunduan) forged by and between **RODRIGO A. LAROZA** and **ROSALINA LAROZA-AVILA** whereby the parties voluntarily and amicably settled their dispute in the above-entitled case, to wit:

**AMICABLE SETTLEMENT AGREEMENT<sup>2</sup>**

*"We, the claimants of the parcel of land, Lot 2259-A, Csd-4B-000412-D, situated at Barangay Kaligtasan, Bongabong, Oriental Mindoro, pursuant to DENR Administrative Order No. 2016-30 dated 22 December 2016<sup>3</sup> hereby declare that we have voluntarily agreed on the following:*

*"Terms and Conditions":*

*Na ako, Unang Panig ay pumapayag na matituluhan sa aking kapatid na si Rosalina Laroza-Avila and nabanggit na lote.*

*Na ako, Ikalawang Panig ay pumapayag na matituluhan ang karatig na lote na kilala bilang Lote Numero 2259-B, Csd-4B-000412-D, na may sukat na 732 metros kwadrado sa aking nakatatandang kapatid na si Rodrigo A. Laroza.*

<sup>1</sup> Form for PENRO/RD to be issued only by said Offices

<sup>2</sup> Quote the Amicable Settlement signed by parties

<sup>3</sup> Section 21 (Amicable Settlement), DENR Administrative Order No. 2016-30 dated 22 December 2016, Guidelines in the Conduct of Alternative Dispute Resolution (ADR) in Land Management and Disposition.

*Na kami ay nagkakasundo na tapusin na ang usaping ito at humihiling na ang mga nabanggit na lote ay matituluhan sa bawat isa sa amin sa lalong madaling panahon.*

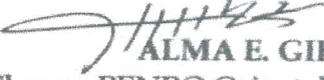
xxx

This Office finds that the Amicable Settlement was duly entered into voluntarily by the parties with the terms and conditions thereof not contrary to law, morals, good customs, public order or public policy. The Amicable Settlement is hereby APPROVED.

The approved settlement has the force and effect of a decision or judgment. The parties are hereby ordered to faithfully comply with the terms and conditions of the agreement.

**SO, ORDERED.**

Calapan City, Oriental Mindoro, Philippines, September 6, 2022.

  
**ALMA E. GIBE**  
In-Charge, PENRO Oriental Mindoro

Copy furnished:

**RODRIGO A. LAROZA**  
Kaligtasan, Bongabong, Oriental Mindoro

**ROSALINA LAROZA-AVILA**  
Kaligtasan, Bongabong, Oriental Mindoro

**DENR-CENRO, Roxas**  
San Mariano, Roxas, Oriental Mindoro

**DENR-MIMAROPA, Region**  
Ermita, Manila

LOT 2259-A		
LINE S	BEARINGS	DISTANCE
1	2	N.84°17'W. 18.25 M.
2	3	N.01°03'E. 41.41 "
3	4	S.88°12'E. 16.66 "
4	1	S.01°00'E. 42.71 "

LOT 2259-B		
LINE S	BEARINGS	DISTANCE
1	2	N.01°00'W. 42.71 M.
2	3	S.88°12'E. 18.15 "
3	4	S.01°01'E. 43.96 "
4	1	N.84°17'W. 18.26 "

LOT 2259-C		
LINE S	BEARINGS	DISTANCE
1	2	N.89°12'E. 3.50 M.
2	3	N.06°46'E. 1.19 "
3	4	N.87°07'E. 7.53 "
4	5	S.02°28'E. 2.35 "
5	6	S.89°08'E. 19.09 "
6	7	S.02°35'E. 18.93 "
7	8	N.88°12'W. 31.54 "
8	1	N.01°03'E. 19.08 "

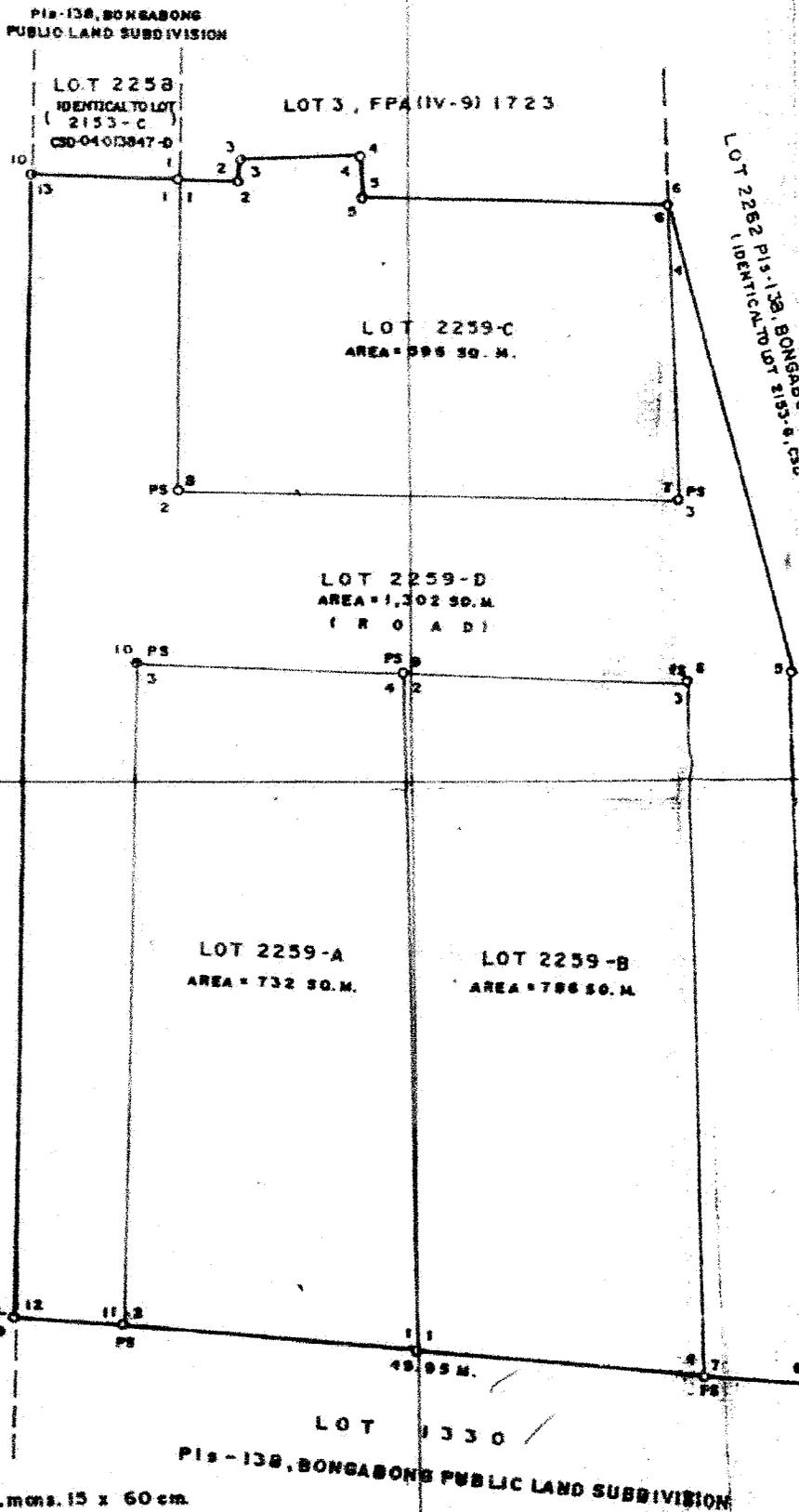
LOT 2259-D		
LINE S	BEARINGS	DISTANCE
1	2	S.01°03'W. 19.09 M.
2	3	S.88°12'E. 31.54 "
3	4	N.02°35'W. 18.93 "
4	5	S.15°16'E. 30.31 "
5	6	S.01°00'E. 45.25 "
6	7	N.84°17'W. 6.68 "
7	8	N.01°01'W. 43.96 "
8	9	N.88°12'W. 18.15 "
9	10	N.88°12'W. 16.66 "
10	11	S.01°03'W. 41.41 "
11	12	N.84°17'W. 5.76 "
12	13	N.01°03'E. 71.42 "
13	1	S.85°20'E. 5.33 "

58857.00

TIE LINE FROM MBM NO.5 PLS-138, BONGABONG PUBLIC LANDS SUBD. TO CORN

LOT NO	BEARINGS	DISTANCE
2259-A	N.00°51'W	1470.19 M.
" -B	N.00°51'W	1470.19 "
" -C	N.01°20'W	1543.59 "
" -D	N.01°20'W	1543.59 "

LOT 1323, PLS-138, BONGABONG PUBLIC LAND SUBDIVISION

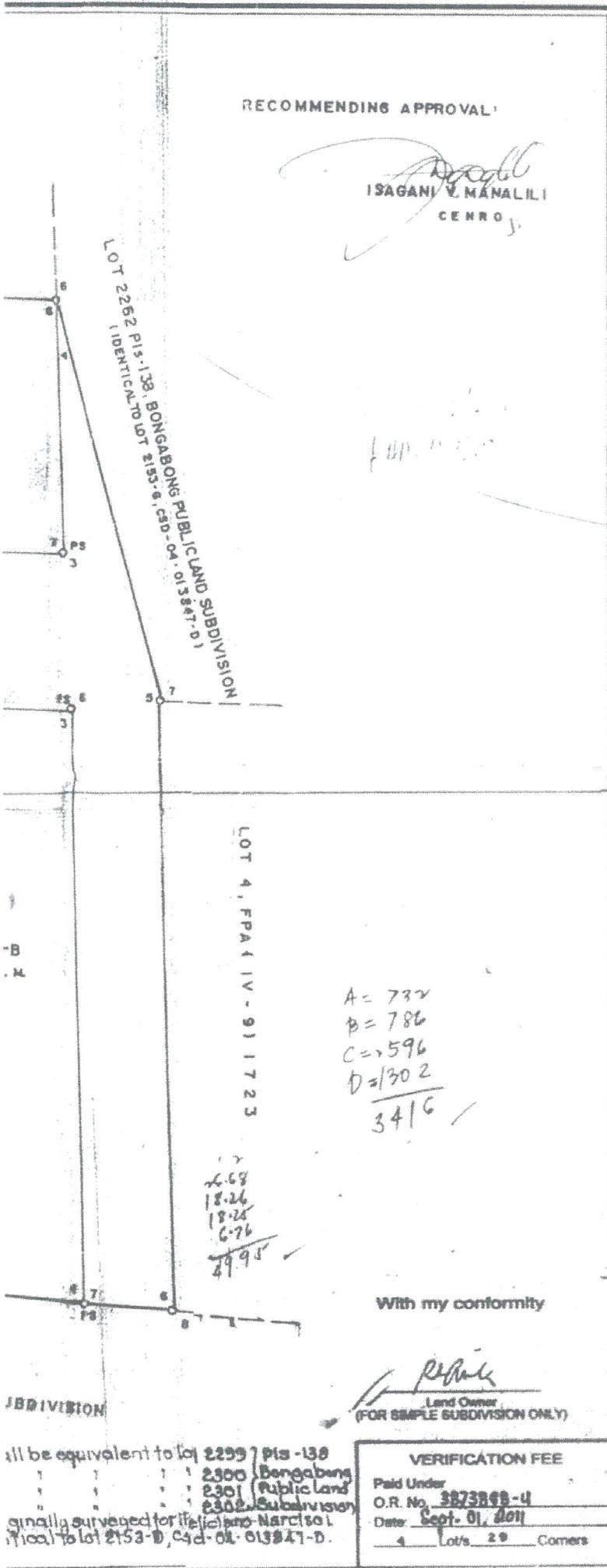


**Note:**

All corners marked Old BL and PS are cyl. conc. mons. 15 x 60 cm.  
 All corners not otherwise described are Old PS cyl. conc. mons. 15 x 60 cm.  
 Surveyed in accordance with Survey Authority No. 845203-71 as issued by the CENR officer, CENRO Roxas, or Mindoro. The survey returns were indorsed by the same officer.  
 As per "Certification" dated October 25, 2011 as issued by OIC-RTD Jose M. Difuntorum, that this area falls within Alienable and Disposable lands per I.C. Map No. 1860 dated May 4, 1955.  
 Submitted is "Simumpaang Salaysay" executed by Epifanio M. Narciso heirs Feliciano Narciso attesting the sale in favor of Norberto Lopez dated Oct. 25, 2011

Lot 2259-A shall be equivalent to:  
 1 B  
 1 C  
 1 D  
 This lot was originally surveyed for  
 This lot is identical to lot 2153-D

5281000



April 15, 1940 - May 1, 1941  
ORIGINAL SURVEY

Lot No. 2259 Patent No. Date  
Decree No. Date LP Loc. No.  
OCT No. Dated Issued to  
TCT No. Dated Issued to

**SUBDIVISION  
PLAN OF LAND  
OF LOT 2259**

**P1s-138, BONGABONG PUBLIC LAND SUBDIVISION  
AS SURVEYED FOR  
ROSALINA LAROZA-AVILA, et al.**

SITUATED IN THE  
RURBAN CODE  
BARANGAY OF: **KALIGTASAN**  
MUN. / CITY OF: **BONGABONG**  
PROVINCE OF: **OR. MINDORO**  
ISLAND OF: **MINDORO**

CONTAINING AN AREA OF: **3,416** SQ. M.

PPCS - TM/PRS 92 ZONE NO.:  
BEARINGS: **SR10**  
SCALE: **1:300M**

0 5 10 15 30 M.

I hereby certify that this is a correct plan of the survey made by me personally, or under my direct supervision in conformity with the provision of RA 8560, as amended, otherwise known as "The Geodetic Engineering Act of 1998" and the rules and regulations of the Department of Environment and Natural Resources.

I further certify that this plan accurately indicates the boundaries of the property as pointed to me on the ground by the survey claimant or his authorized representative and/or based on the available legal and/or official technical documents and that I assume full responsibility for the technical correctness of the survey and the accuracy of the monument setting.

JULY 21, 2010  
Date of Survey

**RODOLFO V. DATANGHIRANG**  
Geodetic Engineer

PRC ID No. 729 Date: 12-07-83  
PTR No. 3468932 Date: 02-07-11  
TIN No. 063-117-265-558NV

Republic of the Philippines  
Department of Environment and Natural Resources  
LAND MANAGEMENT SERVICES  
Region Office MIMAROPA  
MANILA

The survey plotted herein is found to be in order as per submitted survey returns of the Geodetic Engineer and therefore recommended for approval.

APPROVED: *[Signature]*  
ROSIAN G. MARIASPI  
ChC, Regional Survey Division

This approved plan, however, shall not be construed as title to the land.

*[Signature]*  
OSCAR C. DOMINGUEZ  
ChC Regional Technical Director For Lands

Date Submitted/ Re-submitted	Date Returned	Remarks	Documents Received by:
Aug 3, 2011			

CM-12-3835N-171-25E Printed Name & Signature Date: 11-08-11

Position verified by: P.U. N. E. by: *[Signature]*

Field Notes checked by: *[Signature]*

Traverse Computation checked by: *[Signature]*

Astronomical Computation checked by: *[Signature]*

Lot Data Computation checked by: *[Signature]*

Plotted / Inked by: *[Signature]*

Traced by: *[Signature]*

Checked and Verified by: *[Signature]*

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

Csd-4B-000412-D



# BONGABONG

Annex: Fees (Article W on the Revised Revenue Code 2011: Fees for Application For Zoning and Land Use)

- Home
- About
- Government Officials
- Departments
- HEARTSPO
- Transparency
- Contact
- Gallery

## Downloadable Forms

- Application Form for Locational Clearance
- Application Form for Zoning Certification

### Service Offered: "Zoning Certificate"

Who my Avail: All Citizens

Documentary Requirements	Client Action(detailed steps)	Agency Action (Detailed Steps)	Person in Charge Position Unit / Division	Fees	Max. Processing Time 3 days (Simple Transaction)
<ul style="list-style-type: none"> <li>Accomplished Application Form</li> </ul>	1. Submit Accomplished	1. Receiving ( stamp RECEIVED )	Melvin Angeles	Article W on the Revised	10 minutes





Photocopy of  
**BONGABONG**  
Municipality

Certificate of Title  
(TCT)

- Geotagged Photos with Coordinates

Application Form with Supporting Documents	Receiving Personnel	Revenue	Contact	Gallery
<p>2. Payment at Treasurer's Office at Window 1, 1st Floor, Municipal Building</p>	<p>the GIS Mapper</p>	<p>(See attached annex)</p>	<p>Francis Kenneth Dalag</p>	<p>15 minutes</p>
<p>2. <b>Verification</b> GIS Mapper checks the location in the Zoning Plan</p> <p><i>(If applicant has no geotagged photos, Zoning Enforcer/ GIS Digitizer inspect/ conduct geotagging for the project.)</i></p> <p>Liaison Officer forwards the Order of Payment to the MTO</p>	<p>Collecting Officer (MTO)</p>	<p>20 minutes</p>	<p>20 minutes</p>	<p>20 minutes</p>
<p>2. <b>Receiving of Payment</b> Collecting Officer receives payment and issue OR</p>	<p>Collecting Officer (MTO)</p>	<p>20 minutes</p>	<p>20 minutes</p>	<p>20 minutes</p>
<p>4) <b>Signing</b> GIS Mapper will endorse the Zoning Certificate to the zoning Officer for approval/signature</p>	<p>Gregorio S. Reyes, ENP</p>	<p>20 minutes</p>	<p>20 minutes</p>	<p>20 minutes</p>





**BONGABONG**  
Certificate

- 3. Receives Zoning Certificate
- Home
- About
- 5) Releasing/ Filing Government Officials Releasing Personnel releases Zoning Certificate and files the document
- Departments Angeles
- Melvin Angeles
- HEARTSPO
- Transparency
- 10 minutes
- Contact
- Gallery

END OF TRANSACTION

## Service Offered: "Issuance of Preliminary Approval/ Locational Clearance and Development Permit for PD 957 and BP 220 Residential Subdivisions, Farmlot, Industrial, Memorial Parks and Cemetary"

Who my Avail: All Citizens

Documentary Requirements	Client Action(detailed steps)	Agency Action (Detailed Steps)	Person In Charge Position Unit / Division	Fees	Max. Processing Time 3 days (Simple Transaction)
For Preliminary and Locational Clearance for Subdivisions:  1) Duly Accomplished Development Permit/ Locational Clearance Application Form 2) Four (4) sets of the following documents	1) Secure an Application Form & List of Requirements	1) <b>Issuance of Application Form</b> Issue Application Form & List of Requirements	Melvin Angeles	Article W on the Revised Revenue Code 2011 (See attached annex)	5 minutes





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**Community Environment and Natural Resources Office**  
Camia St., San Mariano, Roxas, Oriental Mindoro  
Contact No.: 0917 876 9985 / 0917 169 0232  
VOIP: (043) 289-7118  
Email: cenroroxasormindoro@denr.gov.ph

11  
11

October 24, 2022

**HON. ELEGIO A. MALALUAN**  
Municipal Mayor  
Barangay Poblacion,  
5211 Bongabong, Oriental Mindoro

Att'n: The Municipal Planning and Development Office

Dear Hon. Malaluan,

Greetings!

This is in relation to Lot No. 2259-A, Csd-4B-000412-D equivalent to Lot No. 2299, Pls-138, Bongabong Public Land Subdivision located at Kaligtasan, Bongabong, Oriental Mindoro which was surveyed on July 21, 2010 conducted by Geodetic Engineer Rodolfo V. Dayanghirang. This was approved on October 26, 2011 by the OIC, Regional Technical Director for Lands.

In this connection, may we request your good Office to issue a Certification that the area being covered by the said approved plan was zoned as residential. This will help us in processing public land applications and accelerate the distribution of patents to qualified applicants in partnership with the Local Government Units concerned.

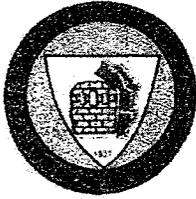
Attached is the photocopy of Csd-4B-000412-D for your reference.

Hoping for your favorable action on this matter.

Very truly yours,

File  
11-7-22  
10:39 AM

  
**PETERSON F. FABELLON**  
Land Management Officer II/  
OIC, RPS

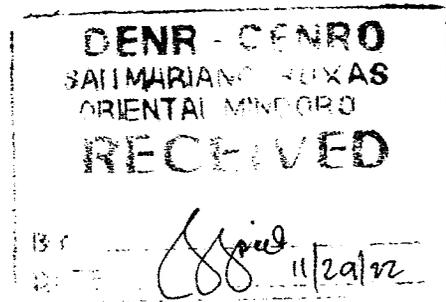


**OFFICE OF THE MUNICIPAL MAYOR**  
MUNICIPALITY OF BONGABONG  
Oriental Mindoro, Philippines  
Tel. No. (043)2835013; Fax No. (043)2835022

*DC*

28<sup>th</sup> November 2022

**PETERSON F. FABELLON**  
Land Management Officer II  
OIC, RPS  
CENRO Roxas, Oriental Mindoro



Re: Request for Certification of Residential Zone

Sir,

I hope this message finds you well!

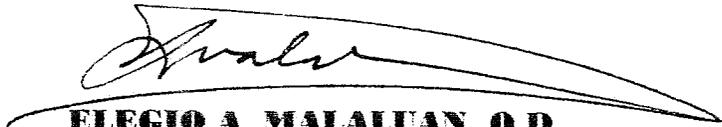
I am reaching out to your good office with regard to your request to certify that Lot No. 2259-A, Csd-4B-000412-D equivalent to Lot No. 2299, Pls-138, Bongabong Public Land Subdivision located at Kaligtasan, Bongabong was zoned as residential.

As much as we would like to help you in your mandate to process public land applications and distribute patents to qualified applicants, the LGU of Bongabong cannot grant your request.

This particular lot is claimed by two adverse parties --- the Laroza Family and the Local Barangay Council of Kaligtasan. Currently, the land dispute has been forwarded to the Provincial Legal Office. This is the reason the undersigned cannot act on the request.

Thank you and best regards!

All the best,

  
**ELEGIO A. MALALUAN, O.D.**  
Municipal Mayor



"The Center of Organic Farming in Oriental Mindoro"





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**Community Environment and Natural Resources Office**  
Camia St., San Mariano, Roxas, Oriental Mindoro  
Contact No.: 0917 876 9985 / 0917 169 0232  
VOIP: (043) 289-7118  
Email: cenroroxasormindoro@denr.gov.ph



December 5, 2022

**HON. ELEGIO A. MALALUAN**  
Municipal Mayor  
Barangay Poblacion,  
5211 Bongabong, Oriental Mindoro

Dear Hon. Malaluan,

Greetings!

This is in connection with your letter dated November 28, 2022 duly received by this Office on November 29, 2022.

We would like to thank your office for responding to our request dated October 24, 2022 regarding the Zoning Certificate on Lot No. 2259-A, Csd-4B-000412-D equivalent to Lot No. 2299, Pls-138, Bongabong Public Land Subdivision located at Kaligtasan, Bongabong, Oriental Mindoro.

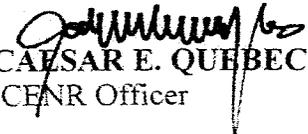
As stated on your letter, *"This particular lot is claimed by two adverse parties – the Laroza Family and the Local Barangay Council of Kaligtasan. Currently, the land dispute has been forwarded to the Provincial Legal Office. This is the reason the undersigned cannot act on the request."*

We would like to inform your good office that based on our records, the case entitled "Heirs of Norberto Laroza represented by Rodrigo A. Laroza and/or Rosalina A. Laroza-Avila, Protestants, versus LGU of Barangay Kaligtasan, Bongabong, Oriental Mindoro represented by Punong Barangay Delio Del Rosario, Protestee" covers Lot No. 2259-C, Csd-4B-000412-D equivalent to Lot No. 2301, Pls-138, Bongabong Public Land Subdivision.

Therefore, the lot with the adverse claim is Lot No. 2259-C, Csd-4B-000412-D while the lot we request for Zoning Certificate is Lot No. 2259-A, Csd-4B-000412-D.

Hoping for your favorable action on this matter.

Very truly yours,

  
ENGR. CAESAR E. QUEBEC  
CENR Officer

Tracking No. 2211000814

RPS/PDU/emg

MUNICIPALITY OF BONGABONG  
TAX OFFICE  
RCVD BY: MALAK ELLAMI  
DATE & TIME: 2/12  
DEC 06 2022



Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**Community Environment and Natural Resources Office**  
Camia St., San Mariano, Roxas, Oriental Mindoro  
Contact No.: 0917 876 9985 / 0917 169 0232  
VOIP: (043) 289-7118  
-Email: cenroroxasormindoro@denr.gov.ph

December 22, 2022

**HON. ELEGIO A. MALALUAN**  
Municipal Mayor  
Barangay Poblacion,  
5211 Bongabong, Oriental Mindoro

Dear Hon. Malaluan,

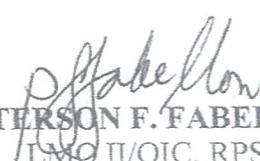
Greetings!

This is to reiterate our letter to your good office dated December 5, 2022 marked received on December 6, 2022.

To recap, we stated on our letter that the lot with the adverse claim is Lot No. 2259-C, Csd-4B-000412-D while the lot we request for Zoning Certificate is Lot No. 2259-A, Csd-4B-000412-D.

We are still hoping for your favorable action on this matter.

Very truly yours,

  
**PETERSON F. FABELLON**  
LMC II/OIC, RPS

MUNICIPALITY OF BONGABONG  
OFFICE OF THE MAYOR  
RECEIVED BY: LORRAINE A.   
DATE & TIME: ~~23-22-12~~

Dec. 23, 2022  
3:26

Tracking No. 2211000814

RPS/PDU/emg



**AVILA LAW OFFICE**

211-B Valenzuela St.  
U.P. Campus, Diliman, Quezon City, Metro Manila  
Landline: 921-9095; Mobile No. 0921-6986321

March 10, 2023

**Hon. Elgin Asi Malaluan**  
Municipal Mayor  
Bongabong, Oriental Mindoro

**Re: Lot 2259-A CSd-4B-000412-D**  
**Equivalent to Lot 2299 PLS-138**  
**Bongabong Public Land Subdivision**  
**Kaligtasan, Bongabong, Oriental Mindoro**

Dear Hon. Mayor Malaluan,

My client Ms. Rosalina Avila has referred to me for legal action for your failure to certify the above-captioned lot as residential zone.

This request for Certification has been filed with your office since October 24, 2022 in letter sent you by LMO 11 Paterno F. Fabella CENRO Roxas.

*Paterno F. Fabella*

The request for Certification that it is residential is Lot 2259-A Cad-4-B 000412-D equivalent to Lot No. 2299 PLS 138 located at Kaligtasan Bongabong, Oriental Mindoro.

The CENRO Officer Engr. Caesar E. Quebec had informed you in a letter dated December 5, 2022 that based on their records the land dispute between Laroza heirs represented by my client Laroza-Avila vs. LGU, Bgry. Kaligtasan, Bongabong, Oriental Mindoro represented by Punong Barangay Delio del Rosario Protestee covers Lot 2259-C-CSd-4B-000412-D equivalent to lot 2301 Pls. 138 Bongabong Public Land Subdivision is not the same as the lot for Certification which is Lot 2259-A CSd4B-000412 the letter hereto attached as Annex "A".

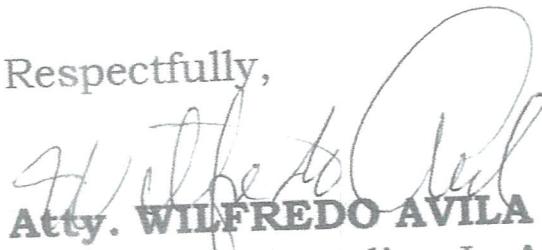
Your inaction on this matter is with the scope of the Anti-Red Tape Law.

Demand is hereby made on you to issue the Certification as requested by CENRO Office Engr. Caesar E. Quebec and my client Rosalina Laroza Avila.

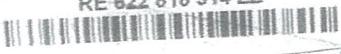
Should you fail to comply with this demand within ten (10) days from your receipt hereof I shall be constrained to institute legal action against you criminal administrative and civil case as the case may warrant.

Please give this matter your utmost preferential attention.

Respectfully,

  
**Atty. WILFREDO AVILA**

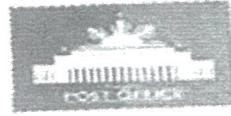
Counsel for Rosalina L. Avila  
211-B Valenzuela St.  
U.P. Campus, Diliman, Quezon City  
PTR No. 4056134, 1/11/23 Q.C.  
IBP Trans. No. 23024EMD910000001,  
1/24/23, Q.C.  
Roll No. 27933  
MCLE VI - 0022412, 4/5/19  
Contact No. 0921-6986321  
E-mail: willy07\_avila@yahoo.com.ph

RE 622 818 314 ZZ  
  
Post Office \_\_\_\_\_  
Letter/Package No. 74 MAR 2023 20   
Posted on \_\_\_\_\_  
Preserve this receipt for reference in case of inquiry  
Postmaster/Teller \_\_\_\_\_



APPD  
MAR 14, 2023  
622 818 314

Republic of the Philippines  
**PHILIPPINE POSTAL CORPORATION**  
Southeast Luzon Area  
Bangabong, Oriental Mindoro



G-2

June 05, 2023

### CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that Registered Mail No. 622818314, addressed to Hon. Elegto A. Malaluan from sender, Atty. Wilfredo Avila, was received by this office on April 12, 2023.

Issued upon request of Ms. Debie Jane C. Laroza, for whatever legal purpose this may serve.

  
HOWELL C. VIRTUCIO  
Postmaster



G

**AVILA LAW OFFICE**

211-B Valenzuela St.  
U.P. Campus, Diliman, Quezon City, Metro Manila  
Landline: 921-9095; Mobile No. 0921-6986321

---

March 10, 2023

**Hon. Elgin Asi Malaluan**  
Municipal Mayor  
Bongabong, Oriental Mindoro

**Re: Lot 2259-A CSd-4B-000412-D  
Equivalent to Lot 2299 PLS-138  
Bongabong Public Land Subdivision  
Kaligtasan, Bongabong, Oriental Mindoro**

Dear Hon. Mayor Malaluan,

My client Ms. Rosalina Avila has referred to me for legal action for your failure to certify the above-captioned lot as residential zone.

This request for Certification has been filed with your office since October 24, 2022 in letter sent you by LMO 11 Paterno F. Fabella CENRO Roxas.

*Paterno F. Fabella*

The request for Certification that it is residential is Lot 2259-A Cad-4-B 000412-D equivalent to Lot No. 2299 PLS 138 located at Kaligtasan Bongabong, Oriental Mindoro.

The CENRO Officer Engr. Caesar E. Quebec had informed you in a letter dated December 5, 2022 that based on their records the land dispute between Laroza heirs represented by my client Laroza-Avila vs. LGU, Bgry. Kaligtasan, Bongabong, Oriental Mindoro represented by Punong Barangay Delio del Rosario Protestee covers Lot 2259-C-CSd-4B-000412-D equivalent to lot 2301 Pls. 138 Bongabong Public Land Subdivision is not the same as the lot for Certification which is Lot 2259-A CSd4B-000412, the letter hereto attached as Annex "A".

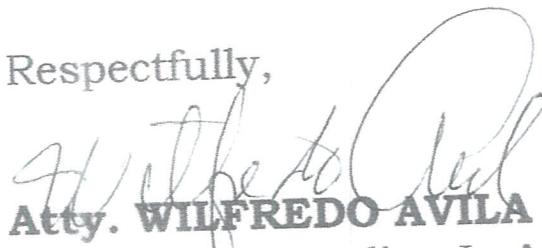
Your inaction on this matter is with the scope of the Anti-Red Tape Law.

Demand is hereby made on you to issue the Certification as requested by CENRO Office Engr. Caesar E. Quebec and my client Rosalina Laroza Avila.

Should you fail to comply with this demand within ten (10) days from your receipt hereof I shall be constrained to institute legal action against you criminal administrative and civil case as the case may warrant.

Please give this matter your utmost preferential attention.

Respectfully,



**Atty. WILFREDO AVILA**

Counsel for Rosalina L. Avila  
211-B Valenzuela St.

U.P. Campus, Diliman, Quezon City

PTR No. 4056134, 1/11/23 Q.C.

IBP Trans. No. 23024EMD910000001,  
1/24/23, Q.C.

Roll No. 27933

MCLE VI - 0022412, 4/5/19

Contact No. 0921-6986321

E-mail: willy07\_avila@yahoo.com.ph

RE 622 818 314 ZZ

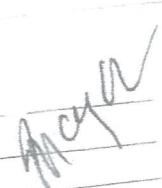
Post Office \_\_\_\_\_

Letter/Package No. \_\_\_\_\_

Posted on 7 MAR 2023 20 \_\_\_\_\_

Preserve this receipt for reference in case of inquiry

Postmaster/Teller \_\_\_\_\_



APPD  
2/14/2023  
622 818 314

Republic of the Philippines  
**PHILIPPINE POSTAL CORPORATION**  
Southern Luzon Area  
Baguio - Oriental Mindoro



G-2

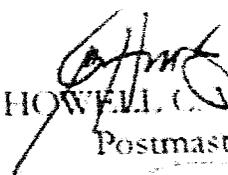
June 05, 2023

**CERTIFICATION**

TO WHOM IT MAY CONCERN:

This is to certify that Registered Mail No. 622818314, addressed to Hon. Elegio A. Malaluan from sender, Atty. Wilfredo Avila, was received by this office on April 12, 2023

Issued upon request of Ms. Debie Jane C. Laroza, for whatever legal purpose this may serve.

  
HOWELL C. VIRTUCIO  
Postmaster

