



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph

May 25, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR By the Bay Bldg., Roxas Blvd.
Barangay 668, Ermita, Manila

ATTENTION : The OIC-Assistant Regional Director for Technical Services
The Chief, Surveys and Mapping Division

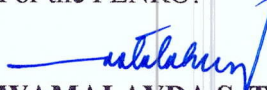
FROM : The Provincial of Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CANCELLATION OF SEGREGATION PLAN
OF LOT 5367 (PORTION), CAD.800-D AS SURVEYED FOR
ERLINDA V. DALOJO, ET. AL. NOW COVERED BY SURVEY
PLAN NO. SGS-04-000721-D LOCATED IN BRGY. STA.
LOURDES, PUERTO PRINCESA CITY**


Forwarded is the memorandum of CENRO Puerto Princesa City dated May 16, 2023 requesting for cancellation of plan Sgs-04-000721-D situated at Brgy. Sta. Lourdes, Puerto Princesa City.

Attached is the Order of Rejection dated May 15, 2023, copy of the approved subdivision plan and TCT No. 76069 for ready reference.

For the PENRO:


WAMALAYDA S. TALABUCON
Planning Officer III/OIC-Chief, MSD
Officer In-charge

Reference No: 2023-4635
TSD/RPS/SMU

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 29 MAY 2023 CN 23-14914

23-14-5-14 6/19



Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY

South National Highway, Bgy. Sta. Monica Puerto Princesa City

Email Address: cenropuertoprincesa@denr.gov.ph

Tel. Fax No.: (048) 717-0702

May 16, 2023

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region
1515 L & S Building, Roxas Boulevard, Ermita, Manila

THRU : PENRO Palawan
Sta. Monica, Puerto Princesa City

FROM : The OIC-CENRO Puerto Princesa
Sta. Monica, Puerto Princesa City

SUBJECT : **REQUEST FOR CANCELLATION OF SEGREGATION PLAN OF LOT 5367 (PORTION), CAD. 800-D AS SURVEYED FOR ERLINDA V. DALOJO, ET. NOW COVERED BY SURVEY PLAN NO. SGS-04-000721-D LOCATED IN BGY. SANTA LOURDES, PUERTO PRINCESA CITY.**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY:
DATE: 15-22-2023 CN 234635

Respectfully forwarding herewith is the Order rejecting the Homestead Application No. 045316 – Unnumbered of Ruben Dalojo, Helen Dalojo, Dante V. Dalojo and Eduardo B. Naraga over Lot Nos. 1, 2, 8 and 9, all Sgs-04-000721-D respectively, located in Bgy. Santa Lourdes, Puerto Princesa City.

Please be informed that based on the records of this Office, Lot Nos. 1 to 10, Sgs-04-000721-D has the following status, to wit:

Lot No.	Application No.	Name of Claimant/Applicant	Listed	Area (sq.m.)
1	HA 045316-unno.	Ruben Dalojo		10,613
2	HA 045316-unno.	Helen Dalojo		5,426
3				12,796
4				1,000
5		Road Lot		3,558
6				3,500
7				1,195
8	HA 045316-unno.	Dante V. Dalojo		5,000
9	HA 045316-unno.	Eduardo B. Naraga		5,000
10		Road Lot		1,563

Further, the Subdivision Plan Sgs-04-000721-D was approved on February 29, 2000 in the name of Erlinda Dalojo, et. al. by virtue of Survey Authority No. 045316-99-75 dated October 6, 1999.



Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

However, upon thorough research and in-depth records verification, it was found out that the area covered by the above-mentioned segregation survey is also identical to an area covered by Plan H-209555 which was covered by Homestead Application No. 209555 of Buenaventura Peneyra filed dated August 12, 1935 with Homestead Application No. V-72317 issued dated December 1, 1956 and was issued with OCT No. G-3502 in his name which was later transferred to Asian Gateway Resort and Development under TCT-76069 registered dated October 4, 1996.

Due to the abovementioned circumstances, this Office is hereby requesting for the cancellation of the Approved Subdivision Plan Sgs-04-000721-D which was surveyed by Geodetic Engineer Agustin P. Timbancaya dated October 9, 1999.

Attached herewith is the Order of Rejection dated May 15, 2023, photocopy of the said Approved Subdivision Plan and a copy of TCT No. 76069 for reference.

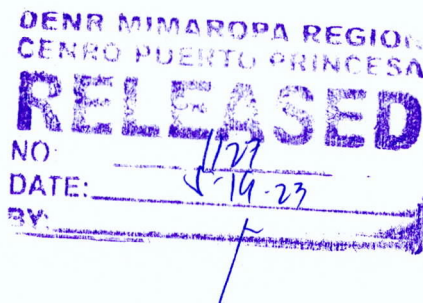
For record, information and consideration.


PEDRO A. VELASCO

Copy Furnished:

- CENRO PPC Records Unit
- CENRO PPC GIS Unit
- Engr. Joven C.V. Baluyut
City Assessor's Office
New City Hall, Sta. Monica, Puerto Princesa City

RPS DRN 2023-1597/JM



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Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
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Tel. Fax No.: (048) 717-0702



X
HA 045316-Unnumbered Applications of :

Ruben Dalojo	Lot No. 1	-	10,613 sq.m
Helen Dalojo	Lot No. 2	-	5,426 sq. m.
Dante V. Dalojo	Lot No. 8	-	5,000 sq. m.
Eduardo B. Naraga	Lot No. 9	-	5,000 sq. m.

Road lots	Lot No. 5	-	3,558 sq. m.
	Lot No. 10	-	1,563 sq. m.

All Sgs-04-000721-D

located in Bgy. Santa Lourdes, Puerto Princesa City

X ----- X

ORDER

Records show that Lot Nos. 1, 2, 8 and 9, all Sgs-04-000721-D were covered by unnumbered Homestead Application of Ruben Dalojo, Helen Dalojo, Dante V. Dalojo and Eduardo B. Naraga, respectively while Lot Nos. 5 & 10, Sgs-04-000721-D were designated as road lots.


Further, the Subdivision Plan Sgs-04-000721-D was approved on February 29, 2000 in the name of Erlinda Dalojo, et. al. by virtue of Survey Authority No. 045316-99-75 dated October 6, 1999.

However, upon thorough research and in-depth records verification, it was found out that the area covered by the above-mentioned segregation survey is also identical to an area covered by Plan H-209555 which was covered by Homestead Application No. 209555 of Buenaventura Peneyra filed dated August 12, 1935 with Homestead Patent No. V-72317 issued dated December 1, 1956 and was issued with OCT No. G-3502 in his name which later, was transferred to Asian Gateway Resort and Development under TCT-76069 registered on October 4, 1996.

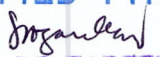
WHEREFORE, all H.A. 045316-Unnumbered of Ruben Dalojo, Helen Dalojo, Dante V. Dalojo and Eduardo B. Naraga over Lot Nos. 1,2,8 and 9, Sgs-04-000721-D and Lot Nos. 5 and 10, Sgs-04-000721-D designated as Road lots are hereby ordered REJECTED forfeiting whatever amount paid on account thereof in favor of the government.

SO ORDERED, May 15, 2023.


PEDRO A. VELASCO
OIC CENRO

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RELEASED
NO: 1129
DATE: 15-79
BY: 

CERTIFIED PHOTOCOPY


NOVABELLE B. GARCELLANO-VITERO
ADMINISTRATIVE OFFICER I/RECORDS OFFICER

Copy furnished:

Ms. Erlinda Dalojo, et. al
Cel. No.: 09750296627

CENRO/File
DRN-2023-1597/RPS/jm

2023-4635

No. 973822

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF JUSTICE

Land Registration Authority

QUEZON CITY

PUERTO PRINCESA CITY

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 76069

It is hereby certified that certain land situated in the Barrio of Tagburos, City of Puerto Princesa, more particularly bounded and described as follows:

H-209555

Beginning at a point marked "1" of plan H-209555, being N. 19-03'W., 2193.95 m. from BLBM 1, Bo. of Tagburos, Mp. of Puerto Princesa, Province of Palawan, thence
 N. 87-11'E., 172.04 m. to point 2; S. 18-51'W., 236.66 m. to point 3;
 N. 68-36'W., 107.01 m. to point 4; N. 78-46'W., 146.94 m. to point 5;
 is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of*

ASIAN GATEWAY RESORT & DEVELOPMENT CORPORATION, a corporation duly organized and existing under the laws of the Philippines, with office address at 8/F, Singapore Airlines Bldg., 130 H. V. Dela Costa St. Salcedo subject to the provisions of the said Property Registration Decree 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

Village, Makati City.

It is further certified that said land was originally registered on the 1st day of December, in the year nineteen hundred and fifty-six, in Registration Book No. 10, page 202, of the Office of the Register of Deeds of Palawan, as Original Certificate of Title No. G-3502, pursuant to a Homestead patent, in the name of Buenaventura Peneyra granted by the President of the Philippines, on the 23rd day of February, in the year nineteen hundred and fifty-seven, under Act No. 496 (P.D. 1529).

This certificate is a transfer from Transfer Certificate of Title No. 68000 which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at City of Puerto Princesa, Philippines, on the 11th day of October, in the year nineteen hundred and ninety-six, at 2:30 P.m.

H. CLAY C. FOXAS

(Register of Deeds)

No. 8/F, Singapore Airlines Bldg.,
 130 H. V. Dela Costa St., Salcedo Village
 Makati City.
(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.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. Continuation of the Technical Description

N. 16.16'E., 180.59 m. to point 6; S. 75-13'E., 11.11 m. to point of beginning;

containing an area of FORTY NINE THOUSAND SIX HUNDRED AND FIFTY ONE (49,651) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground as follows: 2 by B.L. Cyl. Conc. Mons. 3 by GIS on Cross on Tree and the rest by Old B.L. Cyl. Conc. Mons. Bounded on the N., by Mainit Spring and by Mangrove Swamp; on the SE., by Mangrove Swamp; on the S., by property of Benito Marcelo and by Mangrove Swamp; and on the NW., by National Road. Bearing true.

This survey was executed under authority of Chapter IV, Commonwealth Act No.141, as amended and in accordance with existing regulations of the Bureau of Lands, by Aristoteles E. Barcinal, Jr., Surveyor under supervision of Valentin Dela Cruz, on March 18, 1995 and approved on June 25, 1995.

The government reserves the right to administer and protect the timber found thereon for a term of five (5) years from the date of this patent provided however that the grantee or his heirs may cut and utilized such timber as may be needed for his of their personal use.

x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x

CERTIFIED XEROX COPY
OF ORIGINAL COPY ON FILE

ATTY. LUCIANO C. ROXAS
REGISTER OF DEEDS II
ALTO BRUNCESE CITY

BY: OFELIA S. PALISOC
Records Officer I
7/8/97

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)