



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
Tunay na Pagbabago sa Repormang Agraryo



March 22, 2023

LORMELYN E. CLAUDIO, CESO IV

Regional Executive Director
Department of Environment and Natural Resources
MIMAROPA Region
1515 L & S Building, Roxas Blvd., Ermita, Manila

Dear **RED Claudio:**

This refers to the petition of Mr. Lorenzo Reyes Dequina, one of the farmers occupying the property of Mindoro Horticulture Research Center (BPI) embraced by Title No. J-7906 (T-28270) involving 215.7338 hectares located at Villa Cerveza, Victoria, Oriental Mindoro, to include the said property in the coverage of Comprehensive Agrarian Reform Program (CARP) under Executive Order No. 75, Series of 2019.

In relation to this, we would like to request for the classification of the said property whether the same is alienable and disposal lands.

Attached are photocopies of petition of Mr. Dequina, TCT No. J-7906 (T-28270) and Tax Declaration for your reference

Thank you.

Very truly yours,


ENGR. ROGELIO D. MADARCOS, CESE
PARPO II

Copy furnish: RD MIMAROPA
DARCO - BLTI

RDM/CCC/MLP/Marian/LTID

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR EASIER TRANSACTIONS.
RECONSTITUTED ORIGINAL

No. 145183 *99*

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
PROVINCE OF MINDORO ORIENTAL

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. J-7906 (T-28270)

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Victoria,
Province of Oriental Mindoro, Phils. ~~thoroughly described as follows~~
A parcel of land (Lot 45, of the subdivision plan, Psd-04-002559 (AR),
being a portion of Lot 1-A, Nr-113-D, Amd., L.R.C. Rec. No.), situated in
the Brgy. Villa Cerveza, Mun. of Victoria, Province of Or. Mindoro. Bounded
on the NE., along lines 1-2-3-4-5-6-7-8 by Road (10.00 m. wide); on the E.,
SE., & SW., along lines 8-9-10-11-12-13-14-15-16-17-18-19-20-21 by Lot B,
Mindoro College of Agriculture and Technology Reservation; on the NW., along
line 21-22 by Lot 43; along line 22-23 by Lot 42; along line 23-24 by Lot 41;
along line 24-25 by Lot 38; along line 25-26 by Lot 37; along line 26-27 by
Lot 36; along line 27-28 by Lot 35; along line 28-29 by Lot 34; along line
is registered in accordance with the provisions of the Property Registration Decree in the name of

MINDORO HORTICULTURE RESEARCH CENTER (BPI)

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of
said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the N/A day
of N/A in the year nineteen hundred and N/A in the
Registration Book of the Office of the Register of Deeds of Oriental Mindoro Volume N/A
page N/A as Original Certificate of Title No. N/A pursuant to Decree No. N/A
issued in L.R.C. N/A Record N/A in the name of N/A
This certificate is a transfer from N/A Certificate of Title No. N/A which
is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at City of Calapan
Philippines, on the 17th day of July
in the year ~~XXXXXX~~ two thousand
at 1:36 P.M.

ATTEST:

Victoria, Oriental Mindoro N/A
(Owner's postal address) (Register of Deeds)

*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.



This is a Certified True Copy of TCT J-7906 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 4 page(s) and
does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental.
Requested By: LEONILA P. DEQUINA.

Ref. No.: 2022010508 OR No. : 1027505095
Date : 10/26/2022 OR Date : Oct 25 2022
Time : 01:22:00 PM Amt Paid: 273.35

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-150033-00432**

Cancelled: ☐ Property Identification No.: **029-15-0033-007-01**

Owner: **MINDORO HORTICULTURE RESEARCH CENTER (BPI)**

TIN: _____

Address: **VICTORIA, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

VILLA CERVEZA

VICTORIA, ORIENTAL MINDORO

(Number and Street)

(Barangay/District)

(Municipality&Province/City)

OCT/TCT/CLOA No.: **J-7906 (T-28270)**

Survey No.: **PSD-04-02559 (AR)**

CCT: _____

Lot No.: **45**

Blk. No.: _____

Dated: _____

Cadastral Lot no: **BOOK J-42; PAGE 86**

Boundaries:

North: **NE ROAD**

South: **SE LOT B (MINS CAT RESERVATION)**

East: **LOT B**

West: **NW LOT 43**

KIND OF PROPERTY ASSESSED:

☒ **LAND:**

☐ **MACHINERY:**

☐ **BUILDING:**

☐ **OTHERS:**

No. of Storeys: _____

Specify: _____

Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	2,157,338	207,104,448.00	RESIDENTIAL (RURAL)	15%	31,065,670.00
TOTAL :	2,157,338	Php 207,104,448.00		Php	31,065,670.00

Total Assessed Value

THIRTY ONE MILLION SIXTY FIVE THOUSAND SIX HUNDRED SEVENTY PESOS ONLY

(Amount in words)

Taxable ☐

Exempt ☒

Effectivity of Assessment/Reassessment:

1

2021

Qtr.

Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

MARILYN A. SALES, REA

09/04/2020

CAESAR A PANGILINAN, JR., REA

09/04/2020

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: 2015-150033-00048

Previous AV. Php

30,781,540.00

Previous Owner: **MINDORO HORTICULTURE CENTER**

Memoranda: **ISSUED AS PER TITLE AND CORRECTION OF AREA FROM 2,137,607 TO 2,157,338**

Annotation: _____

CERTIFIED TRUE COPY

CAESAR A. PANGILINAN, JR., MPA, REA

Provincial Assessor

11/4/2022

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the *Sangguniang* Panlalawigan under Ordinance No. 35-2014 dated 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

OR#: **2929995**

Date: **11/4/22**

