



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

Quezon City

Certificate of Tax Exemption No:

454-2017

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that **ASTRA REALTY CORPORATION**, with Tax Identification Number _____ is exempt from income tax, creditable withholding tax (CWT) and value-added tax (VAT) pursuant to Section 20 of Republic Act (RA) No. 7279 on its income received directly in connection with its sale of socialized housing units to qualified beneficiaries in **Mercedes Homes – Soro-Soro Phase 3**, consisting of **669** units, located at Brgy. Soro-Soro Ilaya, Batangas City, Batangas, a project duly registered with the Housing and Land Use Regulatory Board (HLURB) under Certificate of Registration No. _____ and License to Sell No. _____.

Nonetheless, it is observed that documentary stamp tax (DST) is not one of the taxes covered by the tax exemption clause in Section 20 of RA No. 7279. Such being the case, the owner/project developer/seller shall be liable to pay the documentary stamp tax on the documents conveying the properties imposed under Section 196 of the Tax Code of 1997, as amended, based on the consideration contracted to be paid for such realties or on their fair market value determined in accordance with Section 6 (E) of the same Code, whichever is higher.

The grant of tax exemption herein is subject to the compliance with the provisions of applicable BIR rules and regulations and the Terms and Conditions stated at the back hereof. The Company is liable, however, to all other applicable taxes not enumerated above.

This Certificate of Tax Exemption is being issued on the basis of the facts and documents as represented and submitted. However, if upon investigation, the BIR ascertains that the facts are different, then this Certificate shall be considered null and void.

Issued this _____ day of SEP 11 2017.

CAESAR R. DULAY

Commissioner of Internal Revenue

009158

TERMS AND CONDITIONS OF THE CERTIFICATE OF TAX EXEMPTION

1. The exemption from income, creditable withholding taxes and VAT covers only income directly attributable to the revenues generated from the 669¹ socialized housing units in **Mercedes Homes – Soro-Soro Phase 3**, located at **Brgy. Soro-Soro Ilaya, Batangas City, Batangas**.
2. The developer shall submit the sworn statement of the buyer that he is eligible as a socialized housing beneficiary under Section 5 (A) of Revenue Regulations (RR) No. 11-97 to the BIR during the processing of the Certificate Authorizing Registration (CAR) for the transfer of the title of the socialized housing unit.
3. It is understood that the Certificate Authorizing Registration (CAR) shall only be issued after it is established upon proper verification by the Revenue District Officer (RDO) concerned that, considering the rules on valuation of real property, the actual selling price per sale transaction of the socialized house and lot packages in this case does not really exceed P400,000.00 and P160,000.00 for lot only.
4. List of Saleable Socialized Housing Units (with a maximum price of _____ house & lot package) granted by the HLURB, Southern Tagalog Region for upgrading, to wit:

Approved on July 2, 2014			Approved on September 1, 2014			Approved on December 3, 2014		
Blk. No.	Lot No.	No. of Lots	Blk. No.	Lot No.	No. of Lots	Blk. No.	Lot No.	No. of Lots
1	2 to 15; 18 to 25	22	1	16 & 17; 26 to 43; 54, 57, 72 & 73, 89	25	1	1, 3, 51, 76	4
2	17, 21, 28	3	2	19	1	4	25, 38	2
3	5; 9; 18; 20, 30; 35; 41	7	3	28	1	8	18; 24; 36 to 38; 56; 69	7
8	5; 7; 9; 13 to 15; 17; 19; 21 to 23; 25; 29	13	4	1; 3; 14; 16; 23; 27 to 28; 34; 52; 57 to 59; 64	13	9	1 to 2; 14; 35; 37 to 38; 44; 61; 64; 69 to 70	11
8	31; 33 to 34; 39; 43; 45; 47; 49; 51; 53; 55	11	8	1 to 2; 4; 27; 35; 62; 70	7	10	1; 7 to 8; 16 to 17; 24; 28; 40 to 42; 49; 65; 81	13
8	57; 59; 61; 63; 65; 67	6	9	36; 57; 59 to 60	4	24	2; 28 to 29; 70; 87 to 88	6
9	8; 16; 18 to 19; 21; 23; 25; 39; 41; 43	10	10	12; 18 to 19; 32 to 33; 50; 66	7	25	1 to 2; 29; 31; 52; 54; 58 to 59; 70; 88	10
9	52; 54; 56; 58; 63; 65	6	24	1; 8; 14; 30 to 32; 42; 57 to 60	11	26	12; 15	2

¹ The maximum selling price is pegged at 400,000.00 based on HLURB License to Sell No. 26096.

10	9; 13; 21 to 22; 25; 38; 40; 43; 45; 51 to 52,	11	25	13; 30; 32; 57; 60; 62; 87 to 88.	8	27	1 to 2; 17; 24	4
10	56; 58 to 60; 72 to 74; 77 to 78	9	26	1;	1			
24	5; 7; 9; 11 to 13; 15; 17; 19; 21; 23; 25 to 27,	14	27	6; 11	2			
24	33; 35 to 39; 41; 43; 45 to 47; 49 to 53; 55;	17						
24	61; 63; 65 to 67; 69; 71 to 73; 75; 77 to 80;	14						
25	12; 15; 20; 25 to 26; 38 to 41; 43; 47; 50 to 51;	13						
25	53; 55; 61; 64; 67; 69; 71; 77; 82	9						
26	5; 7 to 8; 11 to 14	7						
27	3; 5; 7 to 8; 10; 13; 18 to 22	11						
Subtotal		183	Subtotal		80	Subtotal		59

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