REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
**BUREAU OF INTERNAL REVENUE**

**Quezon City**

| Certificate of Tax Exemption No. |
|---|
| 899-2018 |

# CERTIFICATE OF TAX EXEMPTION

**TO ALL WHOM IT MAY CONCERN:**

This certifies that the Deed of Absolute Sale dated November 12, 2015, entered into by and between:

| Name of Sellers/Landowners | TIN | Address |
|---|---|---|
| Pedro Francisco | [illegible] | 202 Bernachea Compound, Sta. Quiteria, Caloocan City |
| Carmelita Francisco | [illegible] | 202 Bernachea Compound, Sta. Quiteria, Caloocan City |

-and-

| Name of Homeowners Association (HOA) | TIN | Address |
|---|---|---|
| La Mesa Ville 6 Homeowners' Association, Inc. | [illegible] | La Mesa St., Brgy. Ugong, Valenzuela City |

over two (2) parcels of land described below, to wit;

| Transfer Certificate of Title (TCT) No. | Area (sq. m.) | Transferred (sq. m.) | Area of CMP (sq. m.) | Location |
|---|---|---|---|---|
| [illegible] | 500 | 500 | 500 | La Mesa St., Brgy. Ugong, Valenzuela City |
| [illegible] | 500 | 500 | 500 | La Mesa St., Brgy. Ugong, Valenzuela City |

being a Community Mortgage Program (CMP)[1], is **not subject** to capital gains tax and value-added tax (VAT) pursuant to Section 32 (b) of Republic Act (RA) No. 7279 and Section 109 (1) (P) of the National Internal Revenue Code of 1997, as amended. However, the transaction is **subject** to **documentary stamp tax (DST)** under Section 196 of the same Code.

It is, however, understood that this Certificate of Tax Exemption is never intended and shall not be construed as giving authority to the concerned Register of Deeds to effect transfer of the land title in the name of the buyer without the necessary certificate of authority to register issued by this Bureau. In this regard, this Certificate shall be presented to the Revenue District Office (RDO) concerned in order for the latter to issue the Certificate Authorizing Registration (CAR). The CAR shall only be issued after the submission of the requirements provided under Revenue Memorandum Order (RMO) No. 15-2003.

The Bureau of Internal Revenue (BIR) shall conduct verification and post-audit that the actual occupants of the property transferred under the CMP are qualified beneficiaries and

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[1] Shall be proportionately distributed to the association's qualified member-beneficiaries

therefore, the seller is entitled to exemption from capital gains tax or income tax imposed under Sections 24 (D)(1) and/or 27 (D)(5) the National Internal Revenue Code of 1997, as amended.

This Certificate 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 MAY 21 2018, ______.

**CAESAR R. DULAY**
Commissioner of Internal Revenue
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