REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE
Quezon City

Certificate of Tax Exemption No.
0366-2019

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute Sale dated April 22, 2016, entered into by and between:

Name of Seller/s Landowner/s	TIN	Address
Bienvenida Lucio Palileo, married to Cesar B. Palileo		No. 34, Theresa Heights, Novaliches, Quezon City
Elenita Lucio Velasco, married to Tito M. Velasco		Blk. 13, Lot 6, Apollo St., North Olympus, Novaliches, Quezon City
Cristina ~~Lucio~~ Bernardo, married to Allan G. Bernardo		Blk. 13, Lot 6, Apollo St., North Olympus, Novaliches, Quezon City
Cecilia Lucio Deocampo, married to Matt D. Deocampo		Blk. 28, Lot 1, Apollo St., North Olympus, Novaliches, Quezon City
Teresita Lucio Sadang		Blk. 13, Lot 6, Apollo St., North Olympus, Novaliches, Quezon City

-and-

Name of Homeowners Association (HOA)	TIN	Address
Gracious Victory Homeowners Association, Inc.		Sampalok St., Brgy. 171 Bagumbong, Caloocan City 1400

over the parcels of land described below, to wit;

Transfer Certificate of Title (TCT) Nos.	Total Area (sq. m.)	Area Transferred (sq. m.)	Area of CMP (sq. m.)	Location
	1,717	1,717	1,717	Brgy. Bagumbong, Caloocan City
	196	196	196	
Total	**1,913**	**1,913**	**1,913**	

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, as amended by RA No. 10884 (Balanced Housing Development Program Amendments) dated July 17, 2016, 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.

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

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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 titles 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 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 JUL 03 20__, _____.

Caesar Dulay

CAESAR R. DULAY
Commissioner of Internal Revenue
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