REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

Certificate of Tax Exemption No.
CMP - 0577 - 2020

CERTIFICATE OF TAX EXEMPTION

issued to

Name of Seller	TIN	Address
Pleasanton Land Corporation as represented by its President, David O. Chua		24/F Galleria Corporate Center, EDSA cor. Ortigas Avenue, Quezon City

-and-

Name of Homeowners Association (HOA)	TIN	Address
Samahang Magkakapitbahay ng Purok III Homeowners' Association, Inc. Phase II-A		Secondary Road, Malanday, Marikina City 1820

This certifies that the Deed of Absolute Sale entered by the Seller and the HOA dated October 21, 2019 over a parcel of land described below, to wit;

Transfer Certificate of Title	Area (sq.m.)	Transferred (sq.m.)	Area of CMP (sq.m.)	Location
	4,573	4,573	4,573	Minahan Int (Purok 3 Phase 2A) Brgy. Malanday, Marikina City

being a Community Mortgage Program (CMP)[1], is **not subject** to capital gains tax pursuant to Section 32 (b) of Republic Act (RA) No. 7279 or the Urban Development and Housing Act of 1992. The transaction is, however, **subject to documentary stamp tax** under Section 196 of the 1997 Tax Code, as amended.

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 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 1997 Tax Code, 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 OCT 0 6 2020.

CAESAR R. DULAY
Commissioner of Internal Revenue

K-1

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