REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE
National Office Building
Quezon City

Certificate of Tax Exemption No:
NSH- 027-2025

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deeds of Absolute Sale (DOAS) executed by the Landowners in favor of the National Housing Authority (NHA) over the parcels of land described below, to wit:

Date	Name of Landowners/ Sellers	Transfer Certificates of Title Nos./Tax Declaration Nos.	Area (Sq.m.)	Area Transferred (Sq. m.)	Location
July 27, 2022	Alfredo E. Enriquez m/to Angelina C. Enriquez Rosita P. Enriquez Marigrace E. Natividad m/to Johnny R. Natividad Marijane P. Enriquez Maricel P. Enriquez Michael P. Enriquez Marvin P. Enriquez Corazon S. Enriquez Michelle S. Enriquez Concordia E. Mataguihan Damiana E. Miranda m/to Ernesto C. Miranda Isabel E. Maranan m/to Venancio R. Maranan Nelson S. Enriquez Paulino D. Enriquez m/to Editha F. Enriquez[1]				
January 14, 2022	V. Benigno L. Platon				

[1] Special Power of Attorney dated September 15, 2021, was granted to Paulino D. Enriquez, to execute the Deed of Absolute Sale on behalf of the heirs/owners, for the sale of the property identified and described in TCT No.

[2] This Certificate of Tax Exemption does not include exemption from estate tax on the transfer of TCT No. from its registered owners to their heirs.

CTE NSH- 027 - 2023
Date issued _____

July 22, 2022	Severina Padilla Lumbres m/to Cenon Lumbres				
July 22, 2022	Lorenza Libelo m/to Antonio B. Landicho				

which shall be used for the development of a socialized housing project in Talisay Residences Phase II located in Brgy. Tranca, Talisay, Batangas, intended for the informal settler families (ISFs) affected by calamities (Taal Volcano Eruption),[3] are **not subject** to **capital gains tax** and **documentary stamp tax** pursuant to Sections 19 and 20 of Republic Act (RA) No. 7279, as amended by RA No. 10884 (Balanced Housing Development Program Amendments) dated July 17, 2016, and to value-added tax (VAT) pursuant to Section 109 (1)(P) of the National Internal Revenue Code of 1997, as amended.

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

Upon application for exemption, a lien on the titles of the land, shall be annotated by the Register of Deeds having jurisdiction over the properties, to the effect that the same are to be applied or are being applied to a socialized housing project pursuant to RA No. 7279.

This CTE 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 APR 12 2023 _____.

ROMEO D. LUMAGUI, JR.
Commissioner of Internal Revenue
005934

K-1-JAC

[3] Per Certification of the NHA Region 4 Office, dated January 3, 2022.