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

Certificate of Tax Exemption No.
CMP-E 028-2025

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute Sale dated February 18, 2021, entered into by and between:

Name of Seller	TIN	Address
Lilian Joyce B. Josol		142 Mabini Artiaga Street Davao City

-and-

Name of Homeowners Association (HOA)	TIN	Address
People's Ville I Homeowners Association, Inc.		Brgy. Riverside, Calinan District Davao City 8000

over the parcel of land described below, to wit:

Transfer Certificate of Title No.	Total Area (sq.m.)	Transferred (sq.m.)	Area of CMP (sq.m.)	Location
				Brgy. Riverside Calinan, Davao City

being a Community Mortgage Program (CMP), is **not subject** to **capital gains tax** pursuant to Section 32 (b) of Republic Act (RA) No. 7279, as amended by RA No. 10884. The transaction is, however, **subject** to **documentary stamp tax** under Section 196 of the National Internal Revenue Code (Tax 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 the concerned Register of Deeds to effect transfer of the land title in the name of the buyer without the necessary Certificate Authorizing Registration (CAR) issued by the Bureau of Internal Revenue (BIR). In this regard, this CTE shall be presented to the Revenue District Office concerned in order for the latter to issue the CAR. The CAR shall only be issued after the submission of the requirements provided under Revenue Memorandum Order (RMO) No. 15-2003.

The 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) of the Tax Code of 1997, as amended.

CTE No. CMP- 028-2025
Date Issued JAN 14 2025

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 CTE shall be considered null and void.

Issued this _____day of _____, _____.

ROMEO D. LUMAGUI, JR.
Commissioner of Internal Revenue

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