February 26, 2021

CERTIFICATE OF TAX EXEMPTION NO. NSH-036-21

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN :

This certifies that the Deed of Absolute Sale executed by the **Landowner/s** in favor of the **National Housing Authority (NHA)** over the parcel of land described below, to wit:

Date	Name of Landowner/s	Original Certificate of Title (OCT) No.	Area (Sq. m.)	Area Transferred (Sq. m.)	Location
Jan. 26, 2021	AAA	RT-5779 (T-229776)	5,725	5,725	Brgy. Mapulang Lupa, Pandi, Bulacan
	BBB	040-2018000694	18,355	18,355	
	CCC		19,603	19,603	
	DDD	040-2020011077	953	491	

which shall be used for the **Pandi Encamp One**, a socialized housing project of the NHA under the New AFP/PNP and Other Government Employees Housing Program, consisting of 375 developed lots and completed housing units, located at the Brgy. Mapulang Lupa, Pandi, Bulacan, to be undertaken by **Lak-K Builders Co.**, is not subject to **capital gains tax (CGT)/income tax/creditable withholding tax (CWT)** and **documentary stamp tax (DST)** 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 (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 (RD) to effect transfer of the land title in the name of the NHA 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.

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Upon application for exemption, a lien on the title of the land shall be annotated by the concerned RD having jurisdiction over the property, to the effect that the same is to be applied or is 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 26th day of February, 2021.

(SGD.) CAESAR R. DULAY
Commissioner of Internal Revenue

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