Bringing In Revenues
for Nation-Building

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

BAGONG PILIPINAS

Certificate of Tax Exemption No.
CT-R 043 . 2025

CERTIFICATE OF TAX EXEMPTION

This certifies that the Deed of Absolute Sale dated July 10, 2024, entered into by and between:

Name of Sellers	Address
Fe S. Bendigosa married to Edgardo Bendigosa	13 Barangay Mabolo I, City of Bacoor, Province of Cavite
Salome S. Dijamco married to James Dijamco	13 Barangay Mabolo I, City of Bacoor, Province of Cavite
Maria Christina B. Sarino	13 Barangay Mabolo I, City of Bacoor, Province of Cavite
Heirs of Carlos B. Sarino namely: Amelia Solomon Sarino, widow; Eugenio Solomon Sarino II; Erick Kristoffer Solomon Sarino; and Eloisa Mae Solomon Sarino	13 Evangelista Street, Barangay Mabolo I, City of Bacoor, Province of Cavite

-and-

Name of Buyer	Address
City Government of Bacoor	Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, City of Bacoor, Province of Cavite

over the parcel of land described below, to wit:

Transfer Certificate of Title No.	Total Area (sq.m.)	Transferred (sq.m.)	Location
	19,792	19,792	Barangay Salinas, City of Bacoor, Province of Cavite

is exempt from capital gains tax relative to the transfer of raw land intended for socialized housing project, for the qualified beneficiaries within the area pursuant to Section 20 (d) (2) of Republic Act (RA) No. 7279[1] in relation to the "Pambansang Pabahay Para sa Pilipino Housing" (4PH) Program under Executive Order No. 34 series of 2023. The transaction is, however, subject to documentary stamp tax under Section 196 of the National Internal Revenue Code of 1997, as amended.

[1] As amended by RA No. 10884 otherwise known as the Balanced Housing Development Program Amendments dated July 17, 2016.

BIR National Office Bldg., Senator Miriam Defensor-Santiago Avenue, Diliman, Quezon City
Website: *www.bir.gov.ph*
Trunkline: 8981-7000 ; 8929-7676

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 Registry of Deeds to effect transfer of the land title in the name of the buyer without the necessary electronic Certificate of Authorizing Registration (eCAR) issued by Bureau of Internal Revenue (BIR).

In this regard, this CTE shall be presented to the Revenue District Office concerned for the issuance of an eCAR after submission of the requirements provided under Revenue Memorandum Order No. 15-2003, as amended.[2] It shall be annotated in the eCAR mandating the Registry of Deeds that an annotation "Intended for Socialized Housing Project" shall be reflected in the Transfer Certificate of Title.

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 MAR 24 2025.



ROMEO D. LUMAGUI, JR.
Commissioner of Internal Revenue

K-1-FFR

[2] As amended by RMO No. 35-2018.