REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

Quezon City

Certificate of Tax Exemption No.
CMP-064-2022

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute Sale dated July 8, 2019, entered into by and between:

Name of Sellers	TIN	Address
Cornelio A. Deleña, Jr. married to Felicitas Deleña		12 F. Salvador St., Sta. Lucia San Juan, Metro Manila
Rosendo A. Deleña married to Rebecca Deleña		29088 Stone Ridge St., Menifee California, USA 92584
Gumersindo A. Deleña married to Teresita Deleña		#474 Northwestern St., Greenhills East, Mandaluyong City
Hermenegildo A. Deleña married to Gloria Deleña		1204-215 Herway Gardens Rd. Etobicoke, Ontario, Canada

-and-

Name of Homeowners Association (HOA)	TIN	Address
PETALS HOMEOWNERS ASSOCIATION, INC.		Brgy. Mongpong Roxas City

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
	39,160	39,160	39,160	Brgy. Mongpong Roxas 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 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 CAR. The CAR shall only be issued after the submission of the requirements provided under Revenue Memorandum Order (RMO) No. 15-2003.

CTE No. CMP-064-2022
Date Issued JAN 25 2022

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) of the Tax Code of 1997, as amended.

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 JAN 25 2022.

CAESAR R. DULAY
Commissioner of Internal Revenue

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