REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE
Quezon City

Certificate of Tax Exemption No.
CMP- 065-2022

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute dated January 29, 2019, executed by:

Name of Sellers	TIN	Address
MELISSA ANGANGAN SALUDES		U/422 Crystal Columbia St. E. Rodriguez, Quezon City
MARIA KRISTINA ISOLDE S. DELA CRUZ		No. 15, Mirasol, San Roque Cubao, Quezon City
MARVIN POL A. SALUDES		No. 10 Quezon St., Bugallon Proper Ramon, Isabela
ALICIA A. SALUDES		No. 10 Quezon St., Bugallon Proper Ramon, Isabela

in favor of:

Name of Homeowners Association (HOA)	TIN	Address
CATALINA HEIGHTS HOMEOWNERS ASSOCIATION, INC.		Bugallon Proper, Ramon Isabela

covering the following property:

Transfer Certificate of Title No.	Total Area (sq.m.)	Transferred (sq.m.)	Area of CMP (sq.m.)	Location
	22,343	22,343	22,343	Brgy. Bugallon, Ramon Isabela

being a Community Mortgage Program (CMP), is not **subject** to capital gains tax pursuant to Section 32 (b) of Republic Act (RA) No. 7279, or the Urban Development and Housing Act of 1992. The transaction is, however, **subject** to **documentary stamp tax** under Section 196 of the 1997 Tax Code, as amended.

It is, however, understood that this Certificate of Tax Exemption 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 of Authority to Register 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 Certificate Authorizing Registration (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 - 065 - 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 1997 Tax Code, as amended.

This Certificate 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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