REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

Quezon City

Certificate of Tax Exemption No.
CMP-066-2022

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN

This certifies that the Deed of Absolute Sale dated October 7, 2020, entered into by and between:

Name of Seller	TIN	Address
DOMINIC & SONS REALTY AND DEVELOPMENT CORPORATION		SPK Building km. 7, Lanang Davao City

-and-

Name of Homeowners Association (HOA)	TIN	Address
MOTHER OF PERPETUAL HELP HOMEOWNERS ASSOCIATION OF SASA, INC.		Upper Del Carmen Village, Old Airport, Sasa, Davao City

over the parcels of land described below, to wit:

Transfer Certificate of Title No.	Total Area (sq.m.)	Transferred (sq.m.)	Area of CMP (sq.m.)	Location
	12,047	10,036	10,036	Brgy. Sasa Davao City
	12,867	10,741	10,741	Brgy. Sasa 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 of Authority (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.

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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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