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

Certificate of Tax Exemption No:
PSH-107-2022

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute Sale (DOAS) executed by the Landowners in favor of the City Government of Quezon City over the parcel of land described below, to wit:

Date of Deed of Absolute Sale	Name of Landowners/ Sellers	Transfer Certificate of Title No.	Area (Sq.m.)	Area Transferred (Sq. m.)	Location
March 7, 2022	Elizabeth Elsie G. Ng[1] Cheryl Ann G. Ng[2] Jerome G. Ng[3]		2,000	2,000	Brgy. Matandang Balara, Quezon City

which shall be used by the City Government of Quezon City intended for the development of a socialized housing project for the benefit of Quezon City informal settler families (ISFs), is **not subject** to capital gains tax pursuant to Section 20 (d)(2) of Republic Act (RA) No. 7279, as amended by RA No. 10884 (Balanced Housing Development Program Amendments) dated July 17, 2016. The transaction is, however, **subject** to documentary stamp tax under Section 196 of the National Internal Revenue Code of 1997, as amended, based on the actual consideration of the property transferred considering that one of the parties is the Government.

It is, however, understood that this Certificate of Tax Exemption (CTE) is never intended, and shall not be construed, as giving authority to 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 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.

[1] Special Power of Attorney dated February 18, 2021, was granted to Jeannette Regala Calalang to execute the Deed of Absolute Sale on behalf of Elizabeth Elsie G. Ng for the sale of the property identified and described in TCT No. 004-2014013670.

[2] Special Power of Attorney dated March 3, 2021, was granted to Jeannette Regala Calalang to execute the Deed of Absolute Sale on behalf of Cheryl Ann G. Ng. for the sale of the property identified and described in TCT No.

[3] Special Power of Attorney dated March 12, 2021, was granted to Jeannette Regala Calalang to execute the Deed of Absolute Sale on behalf of Jerome G. Ng for the sale of the property identified and described in TCT No.

CTE No. PSH-107-2022
Date issued MAR 30 2022

Upon application for exemption, a lien on the title of the land, shall be annotated by the Register of Deeds 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 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 _____ day of MAR 30 2022, _____.

CAESAR R. DULAY
Commissioner of Internal Revenue

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