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

Certificate of Tax Exemption No.
CMP-166-2022

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute Sale dated January 29, 2020, entered into by and between:

Name of Sellers[1]	TIN	Address
Antonio K. Alvarez married to Iderlina U. Alvarez		#14 Kamuning St., Green Valley, Pasig City

-and-

Name of Homeowners Association (HOA)	TIN	Address
VILLA AMPARO 7 HOMEOWNERS' ASSOCIATION, INC.		Block 63 Lot 16, Anubling St., Amparo Village, Caloocan City 1400

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
	600	600	600	Block 63 Lot 16, Anubling St., Amparo Village, Caloocan 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.

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.

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[1] Special Power of Attorney dated December 5, 2018 was granted to Ruby U. Alvarez to execute the Deed of Absolute Sale on behalf of the landowners for the sale of the property identified and described in TCT No. .

CTE No. CMP 166-2022
Date Issued APR 20 2022

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 APR 20 2022, _____.

CAESAR R. DULAY
Commissioner of Internal Revenue

K-1-JAC

By:

MARISSA O. CABREROS
Deputy Commissioner
Legal Group
Officer-in-Charge

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