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

Certificate of Tax Exemption No.
CMP- 188-2022

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute Sale dated December 16, 2020, entered into by and between:

Name of Seller[1]	**TIN**	**Address**
Local Government Unit of San Mateo, Isabela		Rizal Street, Brgy. IV, San Mateo, Isabela

-and-

Name of Homeowners Association (HOA)	**TIN**	**Address**
MARASAT PEQUEÑO DWELLERS CMP HOMEOWNERS ASSOCIATION, INC.		Brgy. Marasat Pequeño, San Mateo, Isabela

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**
	28,842	15,376	15,376	Brgy. Marasat Pequeño, San Mateo, 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, 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.

[1] Sangguniang Bayan Resolution No. 2019-126 dated September 24, 2019, granted authority to Hon. Gregorio A. Pua, Municipal Mayor of San Mateo, Isabela, to enter into and sign a Memorandum of Agreement (MOA) with Marasat Pequeño Dwellers CMP Homeowners Association, relative to the land acquisition loan of the community association with the Social Housing Finance Corporation (SHFC) under the origination of LGU-San Mateo.

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 APR 26 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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