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

Certificate of Tax Exemption No:
047-2017
7-9-2017

CERTIFICATE OF TAX EXEMPTION

This certifies that **NEW SAN JOSE BUILDERS, INC.**, an entity engaged by the National Housing Authority (NHA) with Tax Identification Number), is exempt from capital gains tax, project-related income taxes, creditable withholding tax and VAT, pursuant to Section 20 (d)(1) and (3) of Republic Act No. 7279, on its income received directly in connection with the construction/development of socialized housing units under the NHA's socialized housing project through the Community Association Initiative Approach Program, to wit:

Project Name	Location	No. of Socialized Housing Units subject of tax exemption	Beneficiary
Don Jose Homes	Brgy. Banlic, Calamba City, Laguna	367	Southville 6 (Don Jose Homes) Homeowners' Association Inc.[1]

However, the purchases of goods/articles by **NEW SAN JOSE BUILDERS, INC.** shall be subject to VAT, even if the said purchases are to be used for the socialized housing project, since VAT is an indirect tax which can be passed on by the seller of the goods/services. It shall be understood that **NEW SAN JOSE BUILDERS, INC.** must issue non-VAT official receipts on its gross receipts from the said socialized housing project.

Moreover, the Deed of Absolute Sale entered by the Landowners and the NHA over the parcels of land described below, to wit;

Date	Name of Landowner	Transfer Certificate of Title	Area (sq.m.)	Transferred (sq.m.)	Location
June 29, 2013	Nelia Patiga Macalincag		4,259	4,259	Brgy. Banlic, Calamba City, Laguna
June 29, 2013	Apolonio J. Patiga		6,817.50	6,817.50	
June 29, 2013	Patricia L. Samson		18,153	18,153	
June 29, 2013	Bienvenido O. Juliano, Rocelio O. Juliano, Petrolio O. Juliano and Jose O. Juliano, Jr.		19,837	19,837	

which will be used for the above mentioned socialized housing project, is **not subject** to **income tax/capital gains tax/expanded withholding tax, documentary stamp tax and value-added tax (VAT)** pursuant to Sections 19 and 20 of Republic Act (RA) No. 7279 and Section 109 (1) (P) of the Tax Code of 1997, as amended.

[1] See Annex list of beneficiaries

CTE No. _____
Date issued _____

It is, however, understood that this CTE is never intended and shall not be construed as giving authority to the concerned Register of Deeds to effect transfer of the land titles in the name of the buyer without the necessary certificate of authority to register issued by this Bureau. In this regard, this CTE 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 RMO No. 15-2003.

Upon application for exemption, a lien on the titles of the land shall be annotated by the Register of Deeds having jurisdiction over the properties, to the effect that the same are to be applied or are being applied to socialized housing project pursuant to RA 7279.

This Certificate of Tax Exemption 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 _____, _____.

CAESAR R. DULAY
Commissioner of Internal Revenue

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