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

Certificate of Tax Exemption No:

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that **PROMINENCE PROPERTIES, INC.,** with Tax Identification Number . is exempt from income tax, creditable withholding tax (CWT) and value-added tax (VAT) pursuant to Section 20 of Republic Act (RA) No. 7279 on its income received directly in connection with its sale of socialized housing units to qualified beneficiaries in **Villa Grande De San Rafael**, consisting of **333** units, located at Brgy. Maguinao, San Rafael, Bulacan, a project duly registered with the Housing and Land Use Regulatory Board (HLURB) under Certificate of Registration No. and License to Sell No. .

Moreover, the Deeds of Absolute Sale/Unilateral Sale executed by the Landowners in favor of the **PROMINENCE PROPERTIES, INC.** over the parcels of land described below, to wit:

Date of Deeds of Sale/ Unilateral Sale	Name of Landowner/ Seller	Transfer Certificate of Title (TCT) No.	Area (Sq. m.)	Area Transferred	Location
August 13, 2014	Mercedes Almazar-Katigbak		4,302	4,302	Brgy. Maguinao, San Rafael, Bulacan
August 13, 2014	Aurelio Q. Almazar		4,302	4,302	Brgy. Maguinao, San Rafael, Bulacan
August 13, 2014	Ramon Q. Almazar		4,302	4,302	Brgy. Maguinao, San Rafael, Bulacan
August 13, 2014	Remedios Q. Almazar		4,302	4,302	Brgy. Maguinao, San Rafael, Bulacan
August 13, 2014	Dalisay Q. Almazar		4,302	4,302	Brgy. Maguinao, San Rafael, Bulacan
		Total	**21,510**		

which shall be used for the above-mentioned socialized housing projects, are not subject to income tax, capital gains tax, expanded withholding tax and value-added tax (VAT) pursuant to Section 20 of Republic Act (R.A) No. 7279 and Section 109 (1)(P) of the Tax Code of 1997, as amended.

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

CTE No. 150-2018
Date issued 2-13-2018

name of the buyer without the necessary Certificate Authorizing Registration (CAR) 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 CAR.

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.

Nonetheless, it is observed that documentary stamp tax (DST) is not one of the taxes covered by the tax exemption clause in Section 20 of RA No. 7279. Such being the case, the owner/project developer/seller shall be liable to pay the documentary stamp tax on the documents conveying the properties imposed under Section 196 of the Tax Code of 1997, as amended, based on the consideration contracted to be paid for such realties or on their fair market value determined in accordance with Section 6 (E) of the same Code, whichever is higher.

The grant of tax exemption herein is subject to the compliance with the provisions of applicable BIR rules and regulations and the Terms and Conditions stated hereof. The Company is liable, however, for all other applicable taxes not discused above.

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 FEB 13 2018.

CAESAR R. DULAY
Commissioner of Internal Revenue

No. 013249

K-1-JAC

CTE No. [illegible]
Date issued [illegible]

[illegible] CONDITIONS OF THE CERTIFICATE OF TAX EXEMPTION

1. The exemption from income [illegible] including taxes and VAT covers only income directly attributable to the revenues generated from the **333**[1] socialized housing units in **Villa Grande De San Rafael**, located at **Brgy. Maguinao, San Rafael, Bulacan**.

2. The developer shall submit the sworn statement of the buyer that he is eligible as a socialized housing beneficiary under Section 5 (A) of Revenue Regulations (RR) No. 11-97 to the BIR during the processing of the Certificate Authorizing Registration (CAR) for the transfer of the title of the socialized housing unit.

3. It is understood that the Certificate Authorizing Registration (CAR) shall only be issued after it is established upon proper verification by the Revenue District Officer (RDO) concerned that, considering the rules on valuation of real property, the actual selling price per sale transaction of the socialized house and lot packages in this case does not really exceed [illegible] and [illegible] for lot only.

[1]The maximum selling price is pegged at [illegible] based on HLURB License to Sell No.