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

Certificate of Tax Exemption No.
168-2018

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute Sale dated February 12, 2015, entered into by and between:

Name of Sellers/Landowners	TIN	Address
Consolacion M. Compas		45 Nagoya Street, BFTHAI, BF Homes Subdivision, Las Piñas City
Susan C. Oue		325 Montana Homes, Maybunga, Pasig City
Ferdinand M. Compas		Block 25 Lot 63, Parklanes Homes, San Francisco, General Trias, Cavite
Ma. Teresa C. Dela Cruz		325 Montana Homes, Maybunga, Pasig City
Alberto M. Compas, Jr.		23-C Saint Bernadette Street, Phase II, Antipolo City
Christopher D. Compas		Block 4 Lot 1 Venoz Street, Delnor Subdivision, Talon V, Las Piñas City
Clifford M. Compas		31 Caracas Street, BF International, Talon, Las Piñas City
Joan M. Compas		45 Nagoya Street, BFTHAI, BF Homes Subdivision, Las Piñas City
Rianesh P. Compas		Barangay 93, Bagacay, Tacloban City, Leyte

-and-

Name of Homeowners Association (HOA)	TIN	Address
Don Alberto Compas Homeowners Association, Inc.		Brgy. 93, Bagacay, Tacloban City, Leyte 6500

over a parcel of land described below, to wit;

Transfer Certificate of Title (TCT) No.	Area (sq. m.)	Transferred (sq. m.)	Area of CMP (sq. m.)	Location
				Barrio of Diit, City of Tacloban

being a Community Mortgage Program (CMP)[1], is **not subject** to capital gains tax and value-added tax (VAT) pursuant to Section 32 (b) of Republic Act (RA) No. 7279 and Section 109

[1] Shall be proportionately distributed to the association's qualified member-beneficiaries

(1) (P) of the National Internal Revenue Code of 1997, as amended. However, the transaction is **subject** to **documentary stamp tax (DST)** under Section 196 of the same Code.

It is, however, understood that this Certificate of Tax Exemption 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 of authority to register 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 Certificate Authorizing Registration (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) the National Internal Revenue Code of 1997, as amended.

This Certificate 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 14 2018.

CAESAR R. DULAY
Commissioner of Internal Revenue

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