April 11, 2019

CERTIFICATE OF TAX EXEMPTION NO. 244-19

CERTIFICATE OF TAX EXEMPTION

This certifies that the Deeds of Absolute Sale (DOAS) executed by **LAK-K BUILDERS CO.** (TIN: 000-000-000-000) and the **National Housing Authority (NHA)** over the parcels of land described below, to wit:

Date of DOAS	Name of Landowner	Original/Transfer Certificate of Title Nos.	Aggregate Area (sq.m.)	Area Transferred	Location of Property/ies
March 4, 2019 [1] March 6, 2019 [2]	Lak-k Builders Co.	040-2017024900	10,331	1,763 (consisting of 43 developed lots)	Brgy. Mapulang Lupa, Pandi, Bulacan
March 6, 2019	Lak-k Builders Co.	040-2015040729 040-2015040735 040-2016004094 040-2017016918 040-201716921 040-2018017119	52,412	26,149 (consisting of 639 developed lots)	Brgy. Mapulang Lupa, Pandi, Bulacan

which shall be used for the **Pandi Residences 3 Resettlement Project** located at Brgy. Mapulang Lupa, Pandi, Bulacan, a socialized housing project of the NHA under its Community Initiative Approach Program, are **not subject** to **capital gains tax/creditable withholding tax value-added tax** and **documentary stamp tax** pursuant to Sections 19 and 20 of Republic Act (RA) No. 7279 and Section 109 (1) (P) of the 1997 Tax Code, 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 titles in the name of the NHA without the Certificate Authorizing Registration (CAR) issued by this Bureau. In this regard, this CTE, together with the documentary requirements provided under RMO No. 15-2003, shall be presented to the Revenue District Office (RDO) concerned in order for the latter to issue the CAR.

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Upon application for exemption, a lien on the titles of the lands 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 a 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 11th day of April, 2019.

(SGD.) CAESAR R. DULAY
Commissioner of Internal Revenue

Footnotes

1. Date of acknowledgement by the NHA.
2. Date of acknowledgement by Lak-k Builders Co.

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