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

Certificate of Tax Exemption No:
~~NHA-0442-2020~~
AUG 11 2020

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute Sale (DOAS) Sale executed by the Landowners in favor of the National Housing Authority (NHA) over the parcels of land described below, to wit:

Date of Deed of Absolute Sale[1]	Names of Landowners/ Sellers[2]	Transfer Certificate of Title No.	Area (Sq.m.)	Area Transferred (Sq. m.)	Location
November 25, 2019	Sps.Jaime Ramos Sto. Domingo and Josefina F. Sto. Domingo				Brgy. Pinugay, Baras, Rizal
November 25, 2019	Rosa San Diego Sto. Domingo, Ely S. Sto Domingo, Manny S. Sto. Domingo and Jay S. Sto. Domingo[3]				Brgy. Pinugay, Baras, Rizal
October 24, 2019	Delfin Ramos Sto. Domingo, Joy Dianne Sto. Domingo Francisco and John Dale A. Sto. Domingo				Brgy. Pinugay, Baras, Rizal
October 24, 2019	Sps. Artemio Ramos Sto. Domingo and Marissa Estacio Sto. Domingo				Brgy. Pinugay, Baras, Rizal
October 24, 2019	Jaime Ramos Sto. Domingo				Brgy. Pinugay, Baras, Rizal
October 24, 2019	Rosa San Diego Sto. Domingo, Ely S. Sto Domingo, Manny S. Sto. Domingo and Jay S. Sto. Domingo[4]				Brgy. Pinugay, Baras, Rizal

[1] This Certificate of Tax Exemption does not include exemption from estate tax and/or donor's tax, if applicable, on the transfer of lots from the registered owners to their heirs/donee.
[2] As one of the terms and conditions of the Contract Agreement dated May 31, 2019, the title of the properties shall be registered in the name of the NHA in order to secure the payment of the loan obtained by Ynares Residences Homeowner's Association, Inc. from the NHA, in lieu of the mortgage.
[3] Special Power of Attorney dated May 22, 2019, was granted to Jay S. Sto. Domingo to execute the Deed of Absolute Sale on behalf of the landowners.
[4] Special Power of Attorney dated May 22, 2019, was granted to Jay S. Sto. Domingo to execute the Deed of Absolute Sale on behalf of the landowners.

October 24, 2019	Delfin Ramos Sto. Domingo, Joy Dianne Sto. Domingo Francisco and John Dale A. Sto. Domingo	[redacted]	[redacted]	[redacted]	Brgy. Pinugay, Baras, Rizal
October 24, 2019	Delfin Ramos Sto. Domingo, Joy Dianne Sto. Domingo Francisco and John Dale A. Sto. Domingo	[redacted]	[redacted]	[redacted]	Brgy. Pinugay, Baras, Rizal
November 25, 2019	Mario G. Manapat, Zenaida M. Halina, Herminio G. Manapat, Lina M. Guatno, Sonny G. Manapat, Bernie G. Manapat, Ramil G. Manapat, Julius G. Manapat and Remy G. Manapat[5]	[redacted]	[redacted]	[redacted]	Brgy. Pinugay, Baras, Rizal
TOTAL			[redacted]	[redacted]	

which shall be used for the **Two Ynares Residences Housing Project**, with 1,515 housing units, located in Brgy. Pinugay, Baras, Rizal, a socialized housing project of the NHA through its Community Based Initiative Approach Program (CBIAP), to be undertaken by **GOLDENVILLE REALTY & DEVELOPMENT CORPORATION**, are **not subject** to creditable withholding tax/capital gains tax, documentary stamp tax and value-added tax 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.

It is, however, understood that this CTE is never intended, and shall not be construed, as giving authority to concerned Register of Deeds to effect transfer of the land titles in the 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 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 _____ day of AUG 11 2020, _____.

CAESAR R. DULAY
Commissioner of Internal Revenue

K-1-JAC

036108

[5] Special Power of Attorney dated May 23, 2019, was granted to Remy G. Manapat to execute the Deed of Absolute Sale on behalf of the landowners.