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

Certificate of Tax Exemption No.
CMP-0546-2020

CERTIFICATE OF TAX EXEMPTION

issued

Name of Seller	TIN	Address
ATTY. RUBY MILAGROS A. CORTES-DAMIAN		Purok 1, Marabulig, Cauayan, Santiago City, Isabela

-and-

Name of Homeowners Association (HOA)	TIN	Address
MILAGROSA VILLAGE CMP HOMEOWNERS' ASSOCIATION, INC.		Brgy. Sagana Santiago City 3311

This certifies that the Deed of Absolute Sale entered by the Seller and the HOA, dated September 06, 2018, over the parcels of land described below, to wit;

No.	Transfer Certificate of Title Nos.	Total Area (sq.m.)	Transferred (sq.m.)	Area of CMP (sq.m.)	Location
1		100	100	100	Brgy. Sagana Santiago City
2		100	100	100	Brgy. Sagana Santiago City
3		100	100	100	Brgy. Sagana Santiago City
4		100	100	100	Brgy. Sagana Santiago City
5		100	100	100	Brgy. Sagana Santiago City
6		100	100	100	Brgy. Sagana Santiago City
7		100	100	100	Brgy. Sagana Santiago City
8		100	100	100	Brgy. Sagana Santiago City
9		100	100	100	Brgy. Sagana Santiago City
10		100	100	100	Brgy. Sagana Santiago City
11		100	100	100	Brgy. Sagana Santiago City
12		100	100	100	Brgy. Sagana Santiago City
13		100	100	100	Brgy. Sagana Santiago City
14		100	100	100	Brgy. Sagana Santiago City
15		100	100	100	Brgy. Sagana Santiago City
16		100	100	100	Brgy. Sagana Santiago City
17		100	100	100	Brgy. Sagana Santiago City
18		100	100	100	Brgy. Sagana Santiago City
19		100	100	100	Brgy. Sagana Santiago City
20		100	100	100	Brgy. Sagana Santiago City
21		100	100	100	Brgy. Sagana Santiago City
22		100	100	100	Brgy. Sagana Santiago City
23		100	100	100	Brgy. Sagana Santiago City
24		100	100	100	Brgy. Sagana Santiago City
25		100	100	100	Brgy. Sagana Santiago City
26		100	100	100	Brgy. Sagana Santiago City

CMP - 0546 - 2020
SEP 23 2020

27		100	100	100	Brgy. Sagana Santiago City
28		100	100	100	Brgy. Sagana Santiago City
29		100	100	100	Brgy. Sagana Santiago City
30		100	100	100	Brgy. Sagana Santiago City
31		100	100	100	Brgy. Sagana Santiago City
32		100	100	100	Brgy. Sagana Santiago City
33		100	100	100	Brgy. Sagana Santiago City
34		100	100	100	Brgy. Sagana Santiago City
35		100	100	100	Brgy. Sagana Santiago City
36		100	100	100	Brgy. Sagana Santiago City
37		100	100	100	Brgy. Sagana Santiago City
38		100	100	100	Brgy. Sagana Santiago City
39		100	100	100	Brgy. Sagana Santiago City
40		100	100	100	Brgy. Sagana Santiago City
41		100	100	100	Brgy. Sagana Santiago City
42		100	100	100	Brgy. Sagana Santiago City
43		100	100	100	Brgy. Sagana Santiago City
44		98	98	98	Brgy. Sagana Santiago City
45		169	169	169	Brgy. Sagana Santiago City
46		100	100	100	Brgy. Sagana Santiago City
47		100	100	100	Brgy. Sagana Santiago City
48		100	100	100	Brgy. Sagana Santiago City
49		100	100	100	Brgy. Sagana Santiago City
50		100	100	100	Brgy. Sagana Santiago City
51		100	100	100	Brgy. Sagana Santiago City
52		100	100	100	Brgy. Sagana Santiago City
53		100	100	100	Brgy. Sagana Santiago City
54		100	100	100	Brgy. Sagana Santiago City
55		100	100	100	Brgy. Sagana Santiago City
56		100	100	100	Brgy. Sagana Santiago City
57		100	100	100	Brgy. Sagana Santiago City
58		100	100	100	Brgy. Sagana Santiago City
59		100	100	100	Brgy. Sagana Santiago City
60		100	100	100	Brgy. Sagana Santiago City
61		100	100	100	Brgy. Sagana Santiago City
62		100	100	100	Brgy. Sagana Santiago City
63		100	100	100	Brgy. Sagana Santiago City
64		100	100	100	Brgy. Sagana Santiago City
65		100	100	100	Brgy. Sagana Santiago City
66		100	100	100	Brgy. Sagana Santiago City
67		100	100	100	Brgy. Sagana Santiago City
68		100	100	100	Brgy. Sagana Santiago City
69		100	100	100	Brgy. Sagana Santiago City
70		100	100	100	Brgy. Sagana Santiago City
71		100	100	100	Brgy. Sagana Santiago City
72		100	100	100	Brgy. Sagana Santiago City
73		100	100	100	Brgy. Sagana Santiago City

CMP - 0546 - 2020
SEP 23 2020

74		100	100	100	Brgy. Sagana Santiago City
75		100	100	100	Brgy. Sagana Santiago City
76		100	100	100	Brgy. Sagana Santiago City
77		100	100	100	Brgy. Sagana Santiago City
78		100	100	100	Brgy. Sagana Santiago City
79		100	100	100	Brgy. Sagana Santiago City
80		100	100	100	Brgy. Sagana Santiago City
81		100	100	100	Brgy. Sagana Santiago City
82		100	100	100	Brgy. Sagana Santiago City
83		100	100	100	Brgy. Sagana Santiago City
84		100	100	100	Brgy. Sagana Santiago City
85		100	100	100	Brgy. Sagana Santiago City
86		100	100	100	Brgy. Sagana Santiago City
87		100	100	100	Brgy. Sagana Santiago City
88		100	100	100	Brgy. Sagana Santiago City
89		100	100	100	Brgy. Sagana Santiago City
90		100	100	100	Brgy. Sagana Santiago City
91		100	100	100	Brgy. Sagana Santiago City
92		100	100	100	Brgy. Sagana Santiago City
93		100	100	100	Brgy. Sagana Santiago City
94		100	100	100	Brgy. Sagana Santiago City
95		100	100	100	Brgy. Sagana Santiago City
96		100	100	100	Brgy. Sagana Santiago City
97		100	100	100	Brgy. Sagana Santiago City
98		100	100	100	Brgy. Sagana Santiago City
99		95	95	95	Brgy. Sagana Santiago City
100		124	124	124	Brgy. Sagana Santiago City
101		100	100	100	Brgy. Sagana Santiago City
102		100	100	100	Brgy. Sagana Santiago City
103		100	100	100	Brgy. Sagana Santiago City
104		100	100	100	Brgy. Sagana Santiago City
105		100	100	100	Brgy. Sagana Santiago City
106		100	100	100	Brgy. Sagana Santiago City
107		100	100	100	Brgy. Sagana Santiago City
108		100	100	100	Brgy. Sagana Santiago City
109		100	100	100	Brgy. Sagana Santiago City
110		100	100	100	Brgy. Sagana Santiago City
111		100	100	100	Brgy. Sagana Santiago City
112		100	100	100	Brgy. Sagana Santiago City
113		100	100	100	Brgy. Sagana Santiago City
114		100	100	100	Brgy. Sagana Santiago City
115		100	100	100	Brgy. Sagana Santiago City
116		100	100	100	Brgy. Sagana Santiago City
117		100	100	100	Brgy. Sagana Santiago City
118		100	100	100	Brgy. Sagana Santiago City
119		100	100	100	Brgy. Sagana Santiago City
120		100	100	100	Brgy. Sagana Santiago City

CMP - 0546 - 2020
SEP 23 2020

121		100	100	100	Brgy. Sagana Santiago City
122		100	100	100	Brgy. Sagana Santiago City
123		100	100	100	Brgy. Sagana Santiago City
124		100	100	100	Brgy. Sagana Santiago City
125		100	100	100	Brgy. Sagana Santiago City
126		100	100	100	Brgy. Sagana Santiago City
127		100	100	100	Brgy. Sagana Santiago City
128		100	100	100	Brgy. Sagana Santiago City
129		100	100	100	Brgy. Sagana Santiago City
130		100	100	100	Brgy. Sagana Santiago City
131		100	100	100	Brgy. Sagana Santiago City
132		100	100	100	Brgy. Sagana Santiago City
133		100	100	100	Brgy. Sagana Santiago City
134		100	100	100	Brgy. Sagana Santiago City
135		100	100	100	Brgy. Sagana Santiago City
136		100	100	100	Brgy. Sagana Santiago City
137		100	100	100	Brgy. Sagana Santiago City
138		100	100	100	Brgy. Sagana Santiago City
139		100	100	100	Brgy. Sagana Santiago City
140		100	100	100	Brgy. Sagana Santiago City
141		100	100	100	Brgy. Sagana Santiago City
142		100	100	100	Brgy. Sagana Santiago City
143		100	100	100	Brgy. Sagana Santiago City
144		100	100	100	Brgy. Sagana Santiago City
145		100	100	100	Brgy. Sagana Santiago City
146		100	100	100	Brgy. Sagana Santiago City
147		100	100	100	Brgy. Sagana Santiago City
148		100	100	100	Brgy. Sagana Santiago City
149		100	100	100	Brgy. Sagana Santiago City
150		100	100	100	Brgy. Sagana Santiago City
151		133	133	133	Brgy. Sagana Santiago City
152		149	149	149	Brgy. Sagana Santiago City
153		100	100	100	Brgy. Sagana Santiago City
154		100	100	100	Brgy. Sagana Santiago City
155		100	100	100	Brgy. Sagana Santiago City
156		100	100	100	Brgy. Sagana Santiago City
157		100	100	100	Brgy. Sagana Santiago City
158		100	100	100	Brgy. Sagana Santiago City
159		100	100	100	Brgy. Sagana Santiago City
160		100	100	100	Brgy. Sagana Santiago City
161		100	100	100	Brgy. Sagana Santiago City
162		100	100	100	Brgy. Sagana Santiago City
163		100	100	100	Brgy. Sagana Santiago City
164		100	100	100	Brgy. Sagana Santiago City
165		100	100	100	Brgy. Sagana Santiago City
166		100	100	100	Brgy. Sagana Santiago City
167		100	100	100	Brgy. Sagana Santiago City

CMP- 0546-2020
SEP 23 2020

168					
169	100	100	100	Brgy. Sagana Santiago City	
170	100	100	100	Brgy. Sagana Santiago City	
171	100	100	100	Brgy. Sagana Santiago City	
172	100	100	100	Brgy. Sagana Santiago City	
173	100	100	100	Brgy. Sagana Santiago City	
174	100	100	100	Brgy. Sagana Santiago City	
175	100	100	100	Brgy. Sagana Santiago City	
176	100	100	100	Brgy. Sagana Santiago City	
TOTAL					

being a Community Mortgage Program (CMP), is **not subject** to capital gains tax pursuant to Section 32 (b) of Republic Act (RA) No. 7279, or the Urban Development and Housing Act of 1992. The transaction is, however, **subject** to **documentary stamp tax** under Section 196 of the 1997 Tax Code, as amended.

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) of the 1997 Tax Code, 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 SEP 23 2020.

CAESAR R. DULAY
Commissioner of Internal Revenue

K-1-JAC

036520