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

Certificate of Tax Exemption No:
NSH-0570-2020

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deeds 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 Deeds of Absolute Sale[1]	Names of Landowner/ Seller	Original Certificate of Title No.	Area (Sq.m.)	Area Transferred (Sq. m.)	Location
August 5, 2020	CSE Builders		58,331	48,924[2]	Brgy. Balacad (now Sta. Asuncion), San Nicolas, Ilocos Norte
August 5, 2020	CSE Builders		8,426	7,890	Brgy. Balacad (now Sta. Asuncion), San Nicolas, Ilocos Norte
TOTAL			**66,757**	**56,814**	

which shall be used for the **Sta. Monica Homes**, with 400 housing units, located in Brgy. Sta. Asuncion, San Nicolas, Ilocos Norte, a socialized housing project of the NHA through its Community Initiative Approach Program (CIAP), earmarked for disposition to uniformed and non-uniformed personnel of the AFP, PNP, BFP, BJMP, BuCor, and other employees in the government, to be undertaken by **CSE BUILDERS**, are **not subject** to creditable withholding tax/capital gains tax and documentary stamp tax pursuant to Sections 19 and 20 of Republic Act (RA) No. 7279 and value-added tax pursuant Section 109 (1)(P) of the Tax Code of 1997, as amended.

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[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] In the Deed of Extrajudicial Settlement of Estate with Deed of Absolute Sale executed by and between the heirs of the late Facundo Bumanglag and CSE Builders dated December 26, 2019, the vendors have retained 6,343 sq.m. in their ownership thereby transferring only 51,988 sq.m.; and from that area (51,988) which was the subject of the Deed of Absolute Sale dated August 5, 2020, entered into by and between CSE Builders and NHA, CSE Builders have excluded 3,064 sq.m. from the sale thereby transferring only a total area of 48,924 sq.m. to NHA.

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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, together with the documentary requirements provided under Revenue Memorandum Order (RMO) No. 15-2003, 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 OCT 06 2020 _____.

CAESAR R. DULAY
Commissioner of Internal Revenue

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