**January 10, 2020**

# CERTIFICATE OF TAX EXEMPTION NO. PSH-005-20

## CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN :

This certifies that **BELLAVITA LAND CORP.** [1] with Taxpayers Identification Number (TIN) 000-000-000-000, is exempt from income tax and creditable withholding tax (CWT) pursuant to Section 20 (d) (1) of Republic Act (RA) No. 7279, as amended by RA No. 10884 (Balanced Housing Development Program Amendments) dated July 17, 2016, on its income received directly in connection with its sale of socialized house and lot units for residential and dwelling purposes to qualified beneficiaries in **Bellavita Subdivision-Tayabas**, consisting of **781** house and lot units, located at Brgy. Isabang, Tayabas, Quezon, a project duly registered with the Housing and Land Use Regulatory Board (HLURB) under Certificate of Registration No. 028581 and License to Sell No. 032918. [2]

Moreover, the sale by the Company of residential lot valued at P1,919,500.00 and below, or house and lot and other residential dwellings valued at P3,199,200.00 and below, is exempt from value-added tax (VAT) pursuant to Section 109 (1) (P) of the National Internal Revenue Code of 1997, as amended. Provided, however, that beginning January 01, 2021, the exemption from VAT shall only apply to sale of house and lot and other residential dwellings [3] with selling price of not more than P2,000,000.00.

It is observed, however, that documentary stamp tax (DST) is not one of the taxes covered by the tax exemption clause in Section 20 of RA No. 7279. Thus, the documents conveying the properties shall be subject to DST imposed under Section 196 of the National Internal Revenue Code of 1997, as amended, based on the consideration contracted to be paid for such realties or on their fair market value determined in accordance with Section 6 (E) of the same Code, whichever is higher. Likewise, lots/units classified as Economic Housing, not being covered by RA No. 7279, shall be subject to the payment of appropriate taxes.

The grant of tax exemption herein is subject to the compliance with the provisions of applicable BIR rules and regulations and the Terms and Conditions stated at the back hereof.

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The Company is liable, however, for other applicable taxes not discussed above.

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 10th day of January, 2020.

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

**ANNEX A**

*BV Tayabas*
*Socialized Units (781 units)*

## Footnotes

1. Formerly: South Maya Ventures Corporation.
2. Out of the 781 house and lot units, 409 house and lot units shall not be sold for more than P450,000.00 per unit as enumerated and identified in Annex "A" hereof. The remaining 372 house and lot units shall not be sold for more than P400,000.00 per unit.
3. Sale of lot only, regardless of the price, shall be subject to VAT starting January 01, 2021 pursuant to RA No. 10963.

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