REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

Quezon City

Certificate of Tax Exemption No:
NSH-0672-2020
DEC 21 2020

CERTIFICATE OF TAX EXEMPTION

TO ALL WHOM IT MAY CONCERN:

This certifies that the Deed of Absolute Sale (DOAS) 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	Transfer Certificate of Title No. (TCT)	Area (Sq.m.)	Area Transferred (Sq. m.)	Location
November 13, 2020	Elisa Tolentino Cruz[2] Edwina Olga T. Cruz Rubispierre T. Cruz		5,296	5,296	Brgy. PulongYantok, Angat, Bulacan
November 13, 2020	Elisa Tolentino Cruz Edwina Olga T. Cruz Rubispierre T. Cruz		24,950	24,950	Brgy. PulongYantok, Angat, Bulacan
November 13, 2020	Elisa Tolentino Cruz Edwina Olga T. Cruz Rubispierre T. Cruz		25,113	25,113	Brgy. PulongYantok, Angat, Bulacan
November 13, 2020	Elisa Tolentino Cruz Edwina Olga T. Cruz Rubispierre T. Cruz		2,392	2,392	Brgy. PulongYantok, Angat, Bulacan
November 13, 2020	Elisa Tolentino Cruz Edwina Olga T. Cruz Rubispierre T. Cruz Nerissa T. Villareal[4]		41,750	41,750	Brgy. PulongYantok, Angat, Bulacan

[1] This Certificate of Tax Exemption does not include exemption from estate tax, on the transfer of lots from the registered owners to their heirs.
[2] Elisa T. Cruz is the heir of Ryan Francis T. Cruz (deceased co-owner).
[3] Special Power of Attorney dated June 23, 2020, was granted to Olivia A. Capulong to execute the Deed of Absolute Sale on behalf of the landowners for the sale of the properties identified and described in TCT Nos.
and
[4] Nerissa T. Villareal is the heir of Belen Tolentino and Segundo Villareal, both deceased and registered co-owners of TCT No.
[5] Special Power of Attorney dated October 29, 2020, was granted to Olivia A. Capulong to execute the Deed of Absolute Sale on behalf of the landowners.

CTE No. NCH-0672-2020
Date issued DEC 21 2020

November 13, 2020	Myra S. Garces PeterS. Garces Ellen A. Caluag Rafael S. Alejo Daisy S. Alejo Olivia A.Capulong Reynaldo Santos Benjamin Santos Isagani Santos		11,455	11,455	Brgy. PulongYantok, Angat, Bulàcan
TOTAL			**110,956**	**110,956**	

which shall be used for the **Doña Carmela Heights Housing Project**, with 1,486 housing units, located in Brgy. Pulong Yantok, Angat, Bulacan, a socialized housing project under the National Housing Authority (NHA) Resettlement Program for Informal Settler Families (ISF's) through the Community Based Initiative Approach (CBIA), to be undertaken by **PHINTECSTAR CONSTRUCTION, INC.**, 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 to 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, 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 _____, _____.

CAESAR R. DULAY
Commissioner of Internal Revenue

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[6] Special Power of Attorney dated June 23, 2020, was granted to Olivia A. Capulong to execute the Deed of Absolute Sale on behalf of the landowners.