

CERTIFICATE AUTHORIZING REGISTRATION (CAR)
(For Transaction Involving Transfer of Real Properties)

eCAR No: C-2018-005-012166-M

eCR201700214127

NAME OF SELLER(S)	TIN	ADDRESS
ZENADA KAMIL MAMLO	172-125-120-000	CAGILE ST. MANGATAREM PANGASINAN
XXXXXX	XXXXXX	XXXXXX

NAME OF BUYER(S)	TIN	ADDRESS
JAY ESTRADA BUGARIN	31-121-574-000	1 BLNYI COME, MUNTINLUPA MUNTINLUPA
RICHIE VILLAS BUGARIN	722 416-574-000	CAGILE MANGATAREM PANGASINAN
XXXXXX	XXXXXX	XXXXXX

Description of Property(ies):

Particulars	Area (sq. m.)	Class	Location	CCT/ TCT/ OCT No.	Tax Dec No.	Market Value per Tax Dec.	Zonal/BIR Value	Selling Price (Substituted Basis)
LAND	5,001.00	A1	FRINGLO MANGATAREM PANGASINAN	XXXXXX	237	P 100,020.00	P 100,020.00	P XXXXXX
XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX

Date Of Transaction: May 21, 2018

Total Taxable Basis P 263,010.00
Total Selling Price P 263,010.00

Details of Payment:

Kind of Tax	Date of Payment	DCS/ ROR/ OR No.	Bank/RCO Code	Validation No.	Basic Tax	Penalties	Total
CAPITAL GAINS TAX	05/31/2018	023462	LBP ALAM	065178	P 21,004.20	P 0.00	P 21,004.20
DOCUMENTARY STAMP TAX	05/31/2018	023468	LBP ALAM	065178	P 5,285.00	P 0.00	P 5,285.00
XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX

This transaction was processed by Revenue Officer AIRA MAE C. GAMBOA under Group Supervisor MA. CORAZON L. INZON and the taxes due thereon have been paid as indicated above. Accordingly, the concerned Offices may effect transfer of the subject property/ies.

This Certificate, which is under Transaction No. T-2018-005-010014-M, is issued for registration purposes only, pursuant to the requirements of the NIRC, as amended. The Bureau, however, is not precluded from assessing and collecting any deficiency internal revenue tax(es) that may be found due from the taxpayer after review/investigation.

Issued at Alaminos City, Philippines, this 28th day of June, 2018

THIS CERTIFICATE IS VALID FOR THREE (3) YEARS FROM THE DATE OF ISSUE.

Manner of Issuance: ORIGINALLY ISSUED

Certification fee: P 100.00 ROR/OR No.: 004074

Date of Payment: May 31, 2018

Reason: Not Applicable



11781847345335131957

CAESAR R. DULAY
Commissioner of Internal Revenue
By: *Marinela C. Tandoc*
MARINELA C. TANDOC
AUTHORIZED REVENUE OFFICIAL
(Signature Over Printed Name)
RDO No. 065 - Alaminos City



2

FROM: INTERNAL
HOW DO: ALABANG CITY
CAP NUMBER CR20A0021417A / C-2018-EDS-02164
DATE OF CAP 6/28/18
TAXES
TAXES 232
PLAT A1
LOR Panglo, Mangatrem
AREA OF 5001
SECT 350 010
FAIR 100 020
TYPE OF TAXES PAID CHT / DST
AMOUNT OF TAXES PAID 21 644.20 / 3.26.5
RECEIPT 0120469 / 020468
DATE OF OFFICIAL REGISTRATION UP P. Alaminos

atolac
MARINELA C. TANDOC
OIC-Asst. Revenue District Officer

DEED OF ABSOLUTE SALE OF UNREGISTERED LAND

KNOW ALL MEN BY THESE PRESENTS;

This **DEED OF ABSOLUTE SALE OF UNREGISTERED LAND** executed by and between;

MARCELO BUGAYONG, of legal age, Filipino citizen, married, and a resident of Ponglo Muelag, Mangatarem, Pangasinan, Philippines by virtue of **Special Power of Attorney** executed by **ZENAIDA KAWILE MANALO**, (**Owner**) herein after called the **VENDOR**;

AND

SPOUSES JAY ESTRADA BUGARIN and ROCHELLE V. BUGARIN, both of legal ages, Filipino citizen, husband & wife and a resident of Blk 35, Lot 7 Everlasting circle, Southgreen Heights Village, Putatan, Muntinlupa City herein after called the **VENDEES**;

WITNESSETH

That the **VENDORS** is the registered and absolute **owner** of a parcel of irrigated rice land declared in the name of **ZENAIDA K. MANALO** the latter executed **Special Power of Attorney** to execute and deliver contracts and to sale and come to an agreement as to the purchase price and receive payment from the sale of her property situated at Barangay Ponglo Baleg, Mangatarem, Pangasinan and more particularly bounded and described as follows to wit;

Tax Declaration No. 232; Lot No. 4943
In accordance with the survey plan

"A parcel of irrigated rice land containing an area of **FIVE THOUSAND ONE (5, 001) square meters** as per survey plan situated at Barangay Ponglo Baleg, Mangatarem, Pangasinan, of the land records of Mangatarem, Pangasinan. Bounded on the North by irrigation ditch; on the East by Antonio Alamillo; on the South by irrigation ditch; and on the West by Felix and Elizardo Pimentel;

That for and in consideration of the sum of **Php70.00 per square meter** or a total price (**Php350, 070.00**) in hand paid in cash by the (**VENDEES**) **SPOUSES JAY ESTRADA BUGARIN and ROCHELLE V. BUGARIN**, the **VENDORS** hereby by these presents **SELL, TRANSFER, and CONVEY** by way of **ABSOLUTE SALE** the **entire parcel** of land above described unto the said (**VENDEES**) **SPOUSES JAY ESTRADA BUGARIN and ROCHELLE V. BUGARIN**.

That the **VENDORS** hereby warrant unto the **VENDEES** full title and ownership over the land above described; free from all liens and encumbrance. That Article 1623 of the New Civil Code of the Philippines has been complied with. That the parties agreed that this instrument shall be registered under Act 3344 as amended.

IN WITNESS WHEREOF we have hereunto set our hands this 28th day of August, 2013 at Aguilan Pangasinan, Philippines.

Brisbane
Australia

MARCELO BUGAYONG

By virtue of Special Power Attorney:

Executed by: **ZENAIDA K. MANALO** (Vendor)

AUG 22 2013

JAY E. BUGARIN

Vendee

ROCHELLE V. BUGARIN

Vendee

Ann DORRAN

SASHA SCHOFIELD

REPUBLIC OF THE PHILIPPINES)
 PROVINCE OF PANGASINAN)S.S
 MUNICIPALITY OF AGUILAR)
 X-----X

ACKNOWLEDGEMENT

BEFORE ME, a Notary Public this MAY 21 2018 at Aguilar,
 Pangasinan, Philippines, personally appeared the following persons, with their
 respective identification cards as follows:

Name

Current Identification card

MARCELO BUGAYONG

CTC No. 16941780 issued on 2/27/2018 at Mangatarem, Pang.

JAY E. BUGARIN

Phil. Passport No. EC5572013

ROCHELLE V. BUGARIN

Phil. Passport No. EC5572012

whom I have identified through competent evidence of identity and who represented to
 me that their signatures on the foregoing instrument of **DEED OF ABSOLUTE SALE
 OF UNREGISTERED LAND** of an irrigated rice of land situated at Barangay Ponglo
 Baleg, Mangatarem, Pangasinan with an area of **5,001 sq. m.** and covered by **TD No.
 232; Lot No. 4943**, were voluntarily affixed by them for the purposes stated in the
 instrument and who declared that they had executed the foregoing instrument as their
 free and voluntary act and deed.

This instrument consist of two (2) pages, including this page in which this
 acknowledgment is written, duly signed by the parties and their instrumental witnesses
 on each and every page hereof.

WITNESS MY HAND AND SEAL, on the date and place first above written.

ATTY. RESTITUTO A. DUNLAO JR.
 NOTARY PUBLIC

UNTIL December 31, 2018

PTR No. 3315751, 01-03-18

IBP No. 0150, 01-03-18

SN-11-24-2016-019L, ROLL 26806,

POB, AGUILAR, PANGASINAN

Doc. No. 284 :Page No. 58 :Book No. XXXII :

Series of 2018



Mar 28 88
 Restituto A. Dunlao Jr.
 Notary Public

