



म0 प्र0 गृह निर्माण एवं अधोसंरचना विकास मण्डल,
पर्यावास भवन, मदर टेरेसा मार्ग, भोपाल

क्रमांक/२०१९/ लेखा शाखा/बी.एस./२०१९/

भोपाल, दिनांक २५/०५/२०१९

प्रति,

- ✓ 1. उपायुक्त/लेखा अधिकारी
म.प्र. गृह निर्माण एवं अधोसंरचना विकास मंडल
वृत्त.....
- ✓ 2. कार्यपालन यंत्री/संपत्ति अधिकारी
म.प्र. गृह निर्माण एवं अधोसंरचना विकास मंडल
संभाग.....

विषय:- मंडल की रूपये 50.00 लाख से अधिक मूल्य की संपत्तियों के विक्रय पर टी.डी.एस. आयकर जमा करने के संबंध में।

संदर्भ:- इस कार्यालय का पत्र क्रमांक 4149/लेखा शाखा/बी.एस./२०१५, भोपाल दिनांक 11.09.2015

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उपरोक्त विषय के संबंध में संदर्भित पत्र का अवलोकन हो जिसमें आपको यह अवगत कराया गया है कि आयकर अधिनियम 1961 की धारा 194 1A जो प्रभावशील दिनांक 01.06.2013 के अंतर्गत आवासीय एवं व्यवसाहिक सम्पत्तियों के विक्रय मूल्य पर एक (1) प्रतिशत की दर से आयकर टी.डी.एस. करने का प्रावधान लागू किया गया था जिसका परिपालन सुनिश्चित कराने हेतु आपको निर्देशित किया गया था।

इस बाबत जारी संदर्भित निर्देश का सही रूप से परिपालन हो इस हेतु संदर्भित पत्र एवं गाईडलाईन पुनः आवश्यक कार्यवाही हेतु संलग्न प्रेषित है।

संलग्न:- उपरोक्तानुसार।

मुख्य लेखा अधिकारी

म0 प्र0 गृह निर्माण एवं अधो. वि. मण्डल, भोपाल

क्रमांक/ / लेखा शाखा/बी.एस./२०१९/

भोपाल, दिनांक / /२०१९

प्रतिलिपि :-

1. निज सचिव, आयुक्त, म.प्र. गृह निर्माण एवं अधोसंरचना विकास मंडल कि ओर सूचनार्थ प्रेषित है।
2. अपर आयुक्त (1), म.प्र. गृह निर्माण एवं अधोसंरचना विकास मंडल कि ओर सूचनार्थ प्रेषित है।
3. मुख्य संपदा अधिकारी, आयुक्त, म.प्र. गृह निर्माण एवं अधोसंरचना विकास मंडल कि ओर सूचनार्थ प्रेषित है।
4. लेखा अधिकारी,....., म.प्र. गृह निर्माण एवं अधोसंरचना विकास मंडल, मुख्यालय कि ओर सूचनार्थ प्रेषित है।

एतत्/-

मुख्य लेखा अधिकारी

म0 प्र0 गृह निर्माण एवं अधो. वि. मण्डल, भोपाल

संयुक्त विद्यार्थी (अनारथ)
संयुक्त विद्यार्थी एवं अर्थोत्पन्न
विकास मंडल द्वारा

विकास मंडल की 50.00 लाख से अधिक मूल्य की संपत्तियों के विक्रय स्रोत पर आय कर जमा करने के संबंध में।

उपरोक्त विषयान्तर्गत-उल्लेखित है कि भारत सरकार वित्त मंत्रालय द्वारा आयकर अधिनियम की धारा-194 आई.ए. जो कि दिनांक 01.06.2013 से प्रभावी है के अनुसार 50.00 लाख से अधिक मूल्य के संपत्तियों (आवासीय/व्यवसायिक) के विक्रय मूल्य पर एक प्रतिशत की दर से आयकर स्रोत पर कटौत/जमा (TDS) करने का प्रावधान लागू किया गया है।

1. उपरोक्तानुसार मण्डल द्वारा 50.00 लाख से अधिक मूल्य की विक्रय की जा रही संपत्तियों के लिये हितग्राहियों को कुल संपत्ति मूल्य का एक प्रतिशत की गणना की जाकर मण्डल के पेन नं०-AAA 0488 N में चालान के माध्यम से आयकर विभाग में जमा किया जाये।

2. हितग्राही द्वारा मण्डल में राशि किरतों में जमा की गई है तो भी संपत्ति की पूर्ण मूल्य 50.00 लाख से अधिक होने पर हितग्राही द्वारा कुल मूल्य का एक प्रतिशत का मूल्य में से ही काटकर सी.डी.एस. जमा कराया जाये। जो निम्नानुसार होगी :-

50 लाख से अधिक की संपत्तियों पर अंतिम भोग पत्र अनुसार

1% TDS पेन नं०-AAA 0488 N जमा करें 99% मण्डल में जमा करें राशि रूपये-

3. TDS मूल चालान की प्रति मण्डल कार्यालय में साँपने पर ही मान्य होगी एवं उक्त जमा की गई राशि को भोग पत्र की राशि में से कम की जाकर शेष राशि मण्डल के खाते में जमा करने के पश्चात् ही विक्रय पंजीयन आदि की कार्यवाही सुनिश्चित किया जाये।

उक्त कार्यवाही तत्काल प्रभाव से सुनिश्चित किया जाये।

वित्तीय सलाहकार सह-मुख्य लेखा अधिकारी
म.प्र.गृह निर्माण एवं अधोसंरचना
विकास मण्डल भोपाल
भोपाल, दिनांक

पृ.कमांक /ले.शा./बी.एस./बोर्ड/15
प्रतिनिधि-

1. निज सचिव आयुक्त, म.प्र.गृह निर्माण एवं अधोसंरचना विकास मण्डल मुख्यालय भोपाल की ओर सूचनार्थ।

2. अपर आयुक्त (एम/डी), म.प्र.गृह निर्माण एवं अधोसंरचना विकास मण्डल भोपाल की ओर सूचनार्थ।

संपत्ति अधिकारी/संपत्ति प्रबंधक म.प्र.गृह निर्माण एवं अधोसंरचना विकास मण्डल _____ की ओर सूचनार्थ।

वित्तीय सलाहकार सह-मुख्य लेखा अधिकारी
म.प्र.गृह निर्माण एवं अधोसंरचना
विकास मण्डल भोपाल।



मध्य प्रदेश गृह निर्माण एवं अधोसंरचना विकास मण्डल

Madhya Pradesh Housing & Infrastructure Development Board

PAN: AAALM0488N (Fifth Character is numeric Zero)

**INTIMATION TO ALLOTEES FOR TDS@1% ON PURCHASE OF
IMMOVABLE PROPERTY U/S 194IA OF INCOME TAX ACT, 1961**

As per Finance Bill of 2013, TDS is applicable on sale of immovable property wherein the sale consideration of the property exceeds or is equal to Rs 50,00,000 (Rupees Fifty Lakhs). Sec 194 IA of the Income Tax Act, 1961 states that for all transactions with effect from June 1, 2013, Tax @ 1% should be deducted by the purchaser of the property at the time of making payment of sale consideration (Registry Value) in Lump-sum or Installments. Tax deducted should be deposited by the purchaser (Allottees) to the Government Account through any of the authorized bank branches.

Points to be remembered by the Purchaser of the Property:

1. Deduct tax @ 1% from the sale consideration (Registry Value).
2. Collect the Permanent Account Number (PAN) of the Seller.
3. PAN of seller as well as Purchaser should be mandatorily furnished in the online Form for furnishing information regarding the sale transaction.
4. Do not commit any error in quoting the PAN or other details in the online Form as there is no online mechanism for rectification of errors. For the purpose of rectification, you are required to contact Income Tax Department.
5. Form-16 After depositing TDS to the government, the buyer is required to furnish the TDS certificate to the seller. This is available around 10-15 days after depositing the TDS.

Detailed Process Flow is annexed in **Exhibit A**

Points to be remembered by the Seller of the Property:

1. Provide your PAN to the Purchaser for furnishing information regarding TDS to the Income Tax Department.
2. Verify deposit of taxes deducted by the Purchaser in your Form 26AS Tax Statement.
3. Collect Copy of Certificate 16B from Allottee after, on each and every deduction.

Amount on which TDS to be deducted:

TDS to be deducted on the amount/installment paid to the seller (Sale Value) excluding GST.

This can be explained with the help of an example: -

Transaction Value of Property: Rs.8000000

GST on Above: Rs. 960000

Total Amount to be paid: Rs.8960000

In this case TDS to be deducted@1% on Rs.8000000 (Base Value of Property) and not on Rs. 8960000.

Penal Clause on Non Compliance of Section 194IA Provision:

Section Reference	Penal Provision	Rate of Penalty/Interest	Burden to Pay	Note
201	Non Deduction of Tax	1% interest for the delay of every month due to late deduction of TDS from the date it was deductible to the date TDS is actually deducted	Allottee (Buyer)	Note: Interest calculated will be simple interest. The fraction/part of the month is considered as full month.
201	Making Delay in payment of TDS deducted to Central Government Account	1.5% penalty for every month for late payment of TDS deducted to Govt. from the date TDS was deducted till the actual date of payment.	Allottee (Buyer)	Note: Interest calculated will be simple interest. The fraction/part of the month is considered as full month.
234E	Non Filing or Late filing of Form 26QB	In case of default of non-filing or late filing of Form 26QB, a penal fee is applicable under section 234E of the income tax act. <u>Rs. 200</u> has to be paid for every day during which such failure continues.	Allottee (Buyer)	-

		The buyer would also be liable for defaults of Late Deduction, Late Payment and Interest thereon.		
271H	Non Filing or Late filing of Form 26QB	Assessing Officer may levy penalty under section 271H at his discretion. This section is applicable when a statement as required by the tax laws is not submitted timely. Penalty under this section must be more than Rs 10,000 and can extend to Rs 1lakh. However, if TDS is deposited with fee & interest and statement is submitted within 1 year of the time prescribed, no penalty shall be levied.		

Note : The burden of compliances of said section provisions lies on Allottee (Purchaser) Only.

Exhibit A : Steps to be followed by Buyer (Allotee) for deposit of Tax Deducted

I. Steps to fill form 26QB :

1. Go to TIN NSDL website (www.tin-nsdl.com).
2. Under 'TDS on sale of property', click on "Online form for furnishing TDS on property (Form 26QB)" or [click here](#)
3. Select the applicable challan as "TDS on Sale of Property".
4. Fill the complete form as applicable.

(User should be ready with the following information while filling the form 26QB :

1. PAN of the seller & buyer
 2. Communication details of seller & buyer
 3. Property details
 4. Amount paid/credited & tax deposit details
5. Submit the duly filled form to proceed. A confirmation screen appears. After confirming, a screen appears showing two buttons as "Print Form 26QB" and "Submit to the bank". A unique acknowledgement number is also displayed on the screen. It is advisable to save this acknowledgment number for future use.

Click on "Print Form 26QB" to print the form. Then click on "Submit to the bank" to make the required payment online through internet banking. Then proceed to the payment page through internet banking facility of various banks. For list of authorized banks, please refer <https://onlineservices.tin.egov-nsdl.com/etaxnew/Authorizedbanks.html>

6. On successful payment a challan counterfoil will be displayed containing CIN, payment details and bank name through which e-payment has been made. This counterfoil is proof of payment being made. (Screen Shot Attached)

Proceed to TRACES portal(www.tdscpc.gov.in) after 5 days to download Form 16B.

II. Steps to Download Form 16B:

1. Register & login on TRACES portal (www.tdscpc.gov.in) as taxpayer using your PAN.
2. Select "Form 16B (For Buyer)" under "Downloads" menu.
3. Enter the details pertaining to the property transaction for which Form 16B is to be requested. Enter the Assessment Year, Acknowledgment Number, PAN of Seller and click on "Proceed".
4. A confirmation screen will appear. Click on "Submit Request" to proceed.
5. A success message on submission of download request will appear. Please note the request number to search for the download request.
6. Click on "Requested Downloads" to download the requested files.
7. Search for the request with request number. Select the request row and click on "HTTP download" button.

Screen Shots for Payment through Challan 26QB (Online and Offline)

Go to <https://onlineservices.tin.egov-nsdl.com/etaxnew/tdsnontds.jsp>

Tax Information Network of Income Tax Department

e-Payment

[About Us](#) [FAQs](#) [Downloads](#) [Contact Us](#) [Bank Contact Details](#) [Procedure](#) [Authorized Banks](#)

e-Payment facilitates payment of direct taxes online by taxpayers. To avail of this facility the taxpayer is required to have a net-banking account with any of the Authorized Banks.

Select applicable challan

TDS on Property	
Form 26QB	{Payment of TDS on Sale of Property}
TDS/TCS	
CHALLAN NO./ITNS 281	{Tax Deducted at Source / Tax Collected at Source (TDS/TCS) from corporates or non-corporates}
Non-TDS/TCS	
CHALLAN NO./ITNS 280	{payment of Income tax & Corporation Tax}
CHALLAN NO./ITNS 282	{payment of Security Transaction Tax, Hotel Receipts Tax, Estate Duty, Interest Tax, Wealth Tax, Expenditure Tax /Other direct taxes & Gift tax}
CHALLAN NO./ITNS 283	{payment of Banking Cash Transaction Tax and Fringe Benefits Tax}

Click on **Form 26QB** and select 0020 if you are corporate payer and 0021 if you are a non-corporate payer. Fill in all the necessary details.

Form 26QB
Income Tax Department

Corporate payer Tax Applicable

(001) INCOME TAX ON COMPANIES (CORPORATION TAX)
 (002) INCOME TAX (OTHER THAN COMPANIES)

Financial Year: 2014-15
 Assessment Year: 2015-16

Type of Payment: (0020) TDS ON SALE OF PROPERTY

Permanent Account No. (PAN) of Transferee/Payer/Buyer* Permanent Account No. (PAN) of Transferor (Payer/Seller)*

Category of PAN of Transferee Category of PAN of Transferor

Full Name of the Transferee* Full Name of the Transferor*

Confirm Permanent Account No. of Transferee* Confirm Permanent Account No. of Transferor*

There are 2 modes of payment at the bottom of the page: e-tax payment immediately (through net banking facility) and e-tax payment on the subsequent date (e-payment of taxes by visiting any of the Bank branches). Choose the one which you prefer and click on Proceed.

Mode of Payment

e-tax payment immediately (through net banking facility)

Bank Name*

Allahabad Bank

Date of Payment/Credit*

(Date of Payment to the Transferor/Seller)

1 Jun 2013

Date of Tax Deduction*

1 Jun 2013

If you choose net-banking, you will be able to login to your bank and pay online. After you have paid, the bank lets you print Challan 280 with a tick on 800 (i.e. payment of TDS on sale of property). Print this out and keep it safe.

If you cannot pay online, an online receipt for Form 26QB with a unique Acknowledgment Number is generated for you. This is valid for 10 days after generation. You can take this to one of the authorized banks along with your cheque. The bank will proceed with the online payment and generate your challan.

Disclaimer: This note has been prepared in reference to Sec 194IA of Income Tax Act regarding Deduction of 1% TDS by Purchaser/Buyer on purchase of Immovable Property. Copy of Sec 194IA notification is attached herewith.