



# RAJASTHAN HOUSING BOARD, JAIPUR

NO. 351

Dated: 06/9/13

## OFFICE ORDER

Consequent upon introduction of the section 194-IA of the Income Tax Act, 1961, with effect from 1 June, 2013, vide which the purchaser (person Transferee) of any immovable property (other than agriculture land) of Rs. 50.00 lacs and above, has been made responsible for deducting the TDS amount equal to 1% of the amount of sale consideration, at the time of making the payment to the seller ((person transferor) by any mode and such deducted TDS amount should be deposited to the Government Account (Income Tax Authority) through e-banking facility only.

The purchaser of the immovable property (residential / commercial / institutional) through auction / allotment shall be allowed to deduct the TDS @ 1% from the sale consideration which includes all incidental charges except lease money.

Accordingly it is enjoined upon all the Dy. Housing Commissioners / Resident Engineers of the Board that physical possession of said immovable property shall only be handed over by them to the respective purchaser after ensuring the following :-

- 1) That the purchaser has filed the ONLINE-FORM-cum- CHALLAN 26QB Through NSDL site in appropriate manner. For this, the following details are required to be furnished in the said online-form :-
  - a) PAN No. of purchaser.
  - b) Complete address (including e-mail and mobile no.) of purchaser with pin code.
  - c) PAN No. of Seller i.e. RHB (AAALR0046F)
  - d) Complete address (including e-mail and mobile no.) of seller with pin code.
  - e) Amount of sale consideration with amount of deductible TDS on such sum.
  - f) Complete details of sold property including address with pin code.
  - g) On-line payment bank name.
- 2) The said online form should be filed by the purchaser within 07 days of the succeeding month, after depositing the full amount with RHB as per demand less TDS.
- 3) The Dy Housing Commissioner / Resident Engineer should download the form 16B (tax credit form) from the TRACES portal after 15 days from the date of filing of aforesaid form, to confirm the tax credit.
- 4) The Dy Housing Commissioner / Resident Engineer of the RHB should ensure that proper details are filed in aforesaid online form, as no rectification of error will be allowed through further online processing.

It is once again reiterated that the Dy. Housing Commissioners / Resident Engineers of the Board shall ensure that physical possession and execution of lease deed of the said immovable property shall only be done and handed over to the purchaser after ensuring all the above points.

These orders shall be applicable on the sale of property made with effect from 1st June, 2013.

This has the approval of the competent authority.

HOUSING COMMISSIONER

Copy to :-

1. PS to Chairman/Housing Commissioner/Chief Engineer, RHB, Jaipur.
2. Sr. PA to Secretary/C.A.O./Addl.Chief Engineer-I/II/III, RHB, Jaipur.
3. PA to Chief Estate Manager, RHB, Jaipur.
4. Dy.Housing Commissioner, Circle-....., RHB, .....
5. Sr. Accounts Officer-I/II, RHB, Jaipur.
6. Resident Engineer, Dn ..... RHB, .....
7. Estate Manager, Circle-....., RHB, .....
8. A.C.P. for Website.
9. Master file.

FINANCIAL ADVISOR