

Dear Sir/Madam,

As you would know that you have to **pay 1% tax (TDS)** if you have bought a property worth Rs.50 lakhs or more as per the Income Tax Act.

Sec 194 IA of the Income Tax Act, 1961 states that for all transactions with effect from June 1, 2013, tax at 1% should be deducted by the purchaser of the property at the time of making every instalment payment towards the sale consideration. Tax so deducted should be deposited to the Government Account through any of the authorized bank branches using the e-Tax payment option available at NSDL.

This is how it works: 99% to Developer + 1% TDS to Government = 100% of total instalment amount (excl. taxes).

TDS 1% Calculation for Example	Instalment Amount Rs.	GST Rs.	Total Rs.
Land Value	200000	0	200000
Construction Value	500000	90000	590000
Total Instalments	700000	90000	790000
TDS 1% on instalment amount payable to IT Department and handover the Challan to Brigade (will be on both land Value + Construction Value) Instalments i.e., on Rs.700000/- 1% TDS applicable.	7000		
99% of instalment amount along with VAT & Service Tax payable to Brigade is	783000		

As per the IT Act, Payment of 1% TDS is the responsibility of home buyer. We at Brigade were taking care of the TDS payment on your behalf to facilitate the transition. Based on the inputs of the auditors, we have discontinued the services. **From November 1st, 2015**, we would request you to pay the required TDS with every instalment by following the steps detailed in the link below. Once paid, please send us a copy of the challan for us to update it in our records. Please note that TDS for any month needs to be remitted before the 7th of the following month to avoid penalty.

Click [here https://incometaxindiaefiling.gov.in/](https://incometaxindiaefiling.gov.in/) for simple steps to pay the tax online.

Please note the below-mentioned details for the project booked by you. This would be required when you pay the tax online.

	Brigade Mountain View
PAN number of builder to pay TDS	AAACB7459F
Address of builder registered with PAN	29th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560 055
Address of property for which TDS is payable	Brigade Mountain View – F10/A, Harishchandra Road, (Nanjungud–Ooty Road), Mysore-570008.
Status of property to mention while paying TDS	Completed
Name of the builder	BRIGADE ENTERPRISES LIMITED

The above is for your kind information.

Best regards

Pratibha
Assistant General Manager – Marketing