

BDA AUCTION SITE REGISTRATION PROCESS

NOTE:-- This process is applicable as on October/November 2020 for general understanding. BDA may revise few things later on. So, please verify at your end for latest process.

Finance Section- 2nd floor -contact for only payment matter and query -2nd Floor- Room 308

Engineering Section – 1st Floor- contact for Site Measurement related matter- 1st floor

EMD refund –PRO Section–(refund.eproc@karntaka.gov.in)- Refund may take a month time.

STEP 1 – PAY 25% AMOUNT (RTGS/NEFT) WITHIN 3 days of ADVICE LETTER you receive by email.You will not get hard copy of this letter.

(NOTE: - IF POSSIBLE FOR ALL PAYMENT TRY TO KEEP SINGLE TRANSACTION and Account FOR Income Tax purpose ... However you can also do multiple from different account)

Current Account Holder – The Commissioner, Bangalore Development Authority, Bangalore

Current Account number – 2828101051062

IFSC CODE – CNRB0002828

BDA PAN CARD – AAALB0060D

STEP -2 – TAKE Acknowledgement / receipt from your Bank about payment you have done.

STEP 3- VISIT CANARA BANK, BDA office, Kumar park

Take 2 Xerox copy of advice letter and bank receipt - Prepare 2 set each document - **Mention your name , Paymnet amount ,UTR number and date , contact number** below space of advice letter (ON both set) - Canara bank will give you 3 Challan copy – Original copy- keep with you.

Step 4- Submit Challan copy to Finance section– Original copy- keep with you and rest 2 carbon copy - submit to BDA finance office at 2nd floor . Mention your Name, address and other details on back side of challan before submitting. You can add joint holder name at this point if you missed during online auction portal.

YOU CAN DO CORRECTION IN YOUR DETAILS if there is change in data you submitted on eproc portal at the time of auction application.

STEP 5- SITE MEASUREMENT -Contact site engineer of your layout and do site measurement. It will take 5- 10 min work. If site size is less or more then connect with BDA respected department to make it correct. You can find engineer number in e-auction notification –(Contact number given - Nr bid value as well as on key map page)

STEP 6-You will receive Confirmation/ allotment letter along with NOTICE by **SPEED POST**. If any correction in name/ spelling please check with finance team before final sales deed. You need to pay remaining 75% payment within 45 days of letter received at your address.

STEP 7&8 Sequence interchange – You can do TDS before or after 74.25% payment.

STEP 7- Pay rest 74.25% within 45 days else for additional days need to pay penalty to BDA.

Penalty Rates for not paying 74.25% within 45 days. 45-90 days@18% (Refere Allotment letter further).

IF it is joint property holder you can transfer fund from any account or in part both account or single transaction from 1st name holder.

Step 8- TO GENERATE FORM 26 QB by PAYING TDS (TAX DEDECTED AT SOURCE) to IT Department INDIA – If value of property value (Without Registration cost) is above 50 Lakh require to pay TDS. 0.75% of total amount as mention in allotment letter.

WHEN ??- Immediately after completing total payment (Rest 74.25% to BDA- step 7)

TIME LINE ?? AS PER IT department it should be **before 7th of next month** else have to pay penalty to IT depart, india for delay so as suggested above better to do TDS immediately after completing full payment.

PART ?? Optional- YOU CAN DO SINGLE ALSO OR in part as per joint holder do payment **in equal 2 part 50-50**, if 3 holder then 3 part equally. Better to do in part if joint holder.

HOW – Check below website to understand how to pay TDS online

<https://www.basunivesh.com/2016/09/02/how-to-pay-tds-on-sale-of-property-online/>

VISIT -- www.tin-nsdl-com to pay TDS online..

PLEASE SEE DETAIL TDS/ FORM 26 QB PROCESS MENTION ON PAGE 4

STEP 9- FORM 16 B PROCESS- you can do only after 3-4 days of form 26QB.

A) FIRST you need to creat your login –This can be done anytime- if you have paid TDS as a single person/part then one log in or else 2 log in credential require.. 1 for each person.

GO to - <https://www.tdscpc.gov.in/app/login.xhtml>

CLICK ON REGISTER AS A NEW USER

Please selct type of user ;-taxpayer >> PROCEED

PAN :- KEEP YOUR PAN No.

DATE OF BIRTH and other details>> CAPTCHA>>Proceed

NOW NEXT PAGE THERE ARE OPTION 1 or Option 2 or Option 3 or Option 4

Just selct option 2 – Challan details of tax deposited by taxpayer-

Assesment year – 2021-22

Challan serial number – take it from bank counter foil / tax receipt– Bank receipt tax you paid

Amount – tax mount

NOW GO TO NEXT AND complete othe details ...you will get link to your email id to activate your login – in that you have to mention 2 OTP which was sent to your email and mobile sms..

Once you do the same your account will be activated .. same thing you have to do for 2nd property holder if paid in part.

B) Steps to Download Form 16B: Please refere various YOU TUBE Video available–“Procedure for form 16B TDS Certificate generate and download(TDS on purchase of property)

NOTE ;- THIS Step / process can be only done AFTER 3 Working DAYS FROM TDS YOU HAVE PAID and Form 26 QB Generated.

Login on TRACES portal (www.tdscpc.gov.in) as taxpayer using your PAN and password.

Select "Form 16B (For Buyer)" under "Downloads" menu.

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".

A confirmation screen will appear. Click on "Submit Request" to proceed.

A success message on submission of download request will appear. Please note the request number to search for the download request.

After 10-20 minutes of request submission

Click on "Requested Downloads" to download the requested files.

Search for the request with request number. Select the request row and click on "HTTP download" button.

STEP 10- After above process submit below documents Visit Canara bank- you can do step 10 and step 11 at one go once you get form 16B.

Take 2 Xerox copy of allotment letter and Payment receipt/ DD Xerox - Prepare 2 set each document - **Mention your name , Paymnet amount ,UTR number and date , contact number** below space of advice letter (ON both set) - Canara bank will give you 2 Challan copy – Original copy- keep with you

STEP 11- SUBMISSION of documents to finance department Room 308

1. Payment Challan- 75% taken from Canara bank
2. Form 26 QB
3. FORM 16 B
4. Allotment letter
5. TDS Challan- Counter foil (BANK Receipt)

STEP 12- Take draft sales deed from Finance section

This will take 10-25 days time after you complete step 11- based upon work load and clearance at BDA. You can go and collect draft sales deed or inform finance to courier to your residence

Step 11- Book appointment for registration- contact Deputy Secretary for registration- at Ground floor, sub registrar office, BDA Office. Again this take 1 or 2 month time from step 10.

(Note: Approx. 1 month time from step 10 to step 12)

And submit below document- Notarized ID proof

1. Draft Sales deed
2. Notarized copy of -PAN CARD, AADHAR CARD (FOR ALL PROPERTY HOLDER)
3. DD – In favor of " Additional District Registrar" Bangalore
@ 5.15% stamp duty,@ 0.5% Cess, @1% Registration charge
TOTAL 6.65%

STEP 13- DAY OF REGISTRAION

Show appointment card, Register your site and get the sales deed and possession certificate

FEW MORE GENERAL POINTS:-

1. You can submit BDA Payment challan,TDS Counterfoil, form 16B&26QB by email fm@bdabangalore.org with challan generation format as mentioned in allotment letter.
You have to submit hard copy of these to finance section before issue of sales deed to BDA office.

NOW ENJOY GOD's BLESSING – YOUR BDA DREAM PLOT

WITH SPECIAL THANKS & GRATITUDE TO BELOVED

Mr. S.M. Ramaprasad Sir, Mr Suryanarayan Sir and BDA FINANCE TEAM -ALL STAFF FOR Great Support.. May almighty God bless your efforts and services.. BIG THANKS

Compile & Edited By :- Joshaya Das

SOURCE of DATA : - BDA Website and other documents

TDS PAYMENT – form 26 QB- PROCESS

VISIT -- www.tin-nsdl-com to pay TDS online..

CLICK On Services>> TDS ON sale of property (2nd last column)>>> Select Online form for furnishing TDS On property (FORM 26 QB)>>> NOW ACTUAL FORM WILL OPEN – THERE ARE 4 section in green colure- Taxpayer info---Address ---Property details---Payment info.. first go to tax payer info.

Tax payer info

Tax applicable – 0021- other then company

Fianancial year & Assesment – automatic at last it will take – CLICK NOT ALLOWED

Type of payment – (800)TDS on sale of property

Status of Payee- Resident for stayig in india

PAN NO OF TRANSFERRE- YOUR OWN PAN NUMBER

Category of PAN – Individual

Confirm PAN- Keep your PAN NUMBER

PAN OF TRANFERPR- **BDA PAN CARD** – AAALB0060D

Category of PAN- NO DATA – Keep as it is

Confirm once agin- AAALB0060D

NOW CLICK ON NEXT U YOU WILL GET ADDRESS section

Complete address of transferee- YOUR CURRENT RESIDENTIAL ADDRESS details

Whether more then one transferre- Keep yes if you have joint property

COMPLETE ADDRESS OF TRANSFEROR- Bangalore Development Authority, 5th Main Road, Kumar krupa West, Bengalure- 560020, PH 080-23340641, Email – fm@bdabangalore.org

Whether more then one transferor- NO

CLICK ON NEXT

3. PROPERTY DETAILS

Complete address of property transferred;- Address of your BDA property which you purchased by auction

Type of property – LAND

Date of aggrement ;- Date of allotment letter – 16/10/2020 (FOR Example)

Total value of consideration ;- Sq meter * Rate you got auction (Exam. 108 sq meter* Rs 69500= 75,06,000).. toal value of your property including TDS amount.

Payment type – **Lump sum** (As we are doing for complete amount – even though you are doing in part for joint holder so by default mention as Lump sum)

Date of payment ;- Date you have done 75% payment ot BDA

Date of tax deduction;- YOUR TDS payment date

Amount paid and credited ;-

A)TOTAL amount paid / credited – There are 2 option here .

Option 1- Mention FULL AMOUNT of YOUR PROPERTY – Exa.75,06,600 if you wish to do single TDS

Option 2- Rs 37,53,000(Half of full amount if you wish to to half TDS for both joint holder)- anything is okay..as per IT rules .. its your choice .. you wish to single or in part.

Whatever you mention in A drop box same amount in B tax deposit details and Based upon that amount 0.75% C Basic tax .

Keep Cr , lakh , Thousand, etc Accordingly

B)Tax Deposit details;-

Total amount paid – the same amount what you have mention in drop box - A.(FULL OR PART ACCORDIGLY)

C)Basic tax TDS Paid ;- 0.75% of above mentioned amount (As per above A and B)

TAX- Mention complete amount in decimal also.

Now as per above example we have taken total amount Rs75,06,600

Rs.56,299.50 (IF you are doing TDS as a sigle part)

Rs 28147.50 (IF you are doing in part

Interest and fee – 0 if you are doing payment as per timeline

Total payment and value will come automatically

CLICK ON NEXT NOW- PAYMENT INFO

Mode of payment – e tax payment immediately

NET BANKING-

CAPTCH CODE; AS PER GIVEN..

CLICK ON PROCEED .. this will connect you to your bank portal do payent accordingly..

BEFORE THAT SITE WILL ASK YOU TO CHECK DETAILS AND THEN DOWN LOAD FORM 16QB .. ONCE YOU DOWN LOAD FORM 26 QB Then Page will take you for your bank portal for payment and after payment you will able to down load payment receipt / counterfoil.