



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन

Central Government Employees

Welfare Housing Organisation

(Ministry of Housing & Urban Poverty Alleviation, Govt. of India)

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To
All Beneficiaries

Sub: -Deduction of Income tax on payment of Installments towards Greater Noida Housing Scheme

Sir,

As you may be aware that u/s 194 (A) of income tax act 1961, tax @1 % of amount paid is required to be deducted by the beneficiaries on amount paid towards installment of Greater Noida Housing Scheme where the total consideration exceed Rs. 50 Lakhs. This Section 194 A would be applicable w.e.f 01.06.2013.

2. As per section 194 A, TDS is to be deducted at the time of payment. Therefore irrespective of the date of transfer, the TDS is required to be deducted at the time of payment. So even if advance payment is been made, TDS would be required to be deducted. Moreover, in case the payment is being made in part installments to the seller -CGEWHO, the TDS would be deducted at the time of paying each installment.
3. As per notification no 39 dated: 31.05.2013, The TDS deducted by the buyer at the time of making payment to seller-CGEWHO has to be deposited within the period of 7 days from the end of the month in which the deduction has been made.
4. All details regarding the transactions and TDS on property are required to be furnished in Form 26 QB and this Form 26 QB is required to be submitted at the time of payment. Details in this form cannot be furnished manually and can only be furnished online through the following links:
<https://onlineservices.tin.nsdl.com/etaxnew/tdsnontds.jsp> & "www.tin-nsdl.com".
5. After depositing the TDS the beneficiary of the property would be required to issue Form 16 B to the seller – CGEWHO of the property in respect of the TDS deducted and deposited with the government. Form 16 B can be downloaded from the website of the centralized processing cell of TDS (CPC-TDS) i.e. "www.tdscpc.gov.in."
6. Both Form 26 QB and Form 16 B are required to be submitted to CGEWHO within 15 days of the date of deposit of TDS failing which the benefit/ credit of TDS deposited by the beneficiary will not be given by CGEWHO.
7. For your information, the PAN No of CGEWHO is "AAATC1861B".

(K.C. Aggarwal)
Asstt. Dir (Fin)

For Chief Executive officer