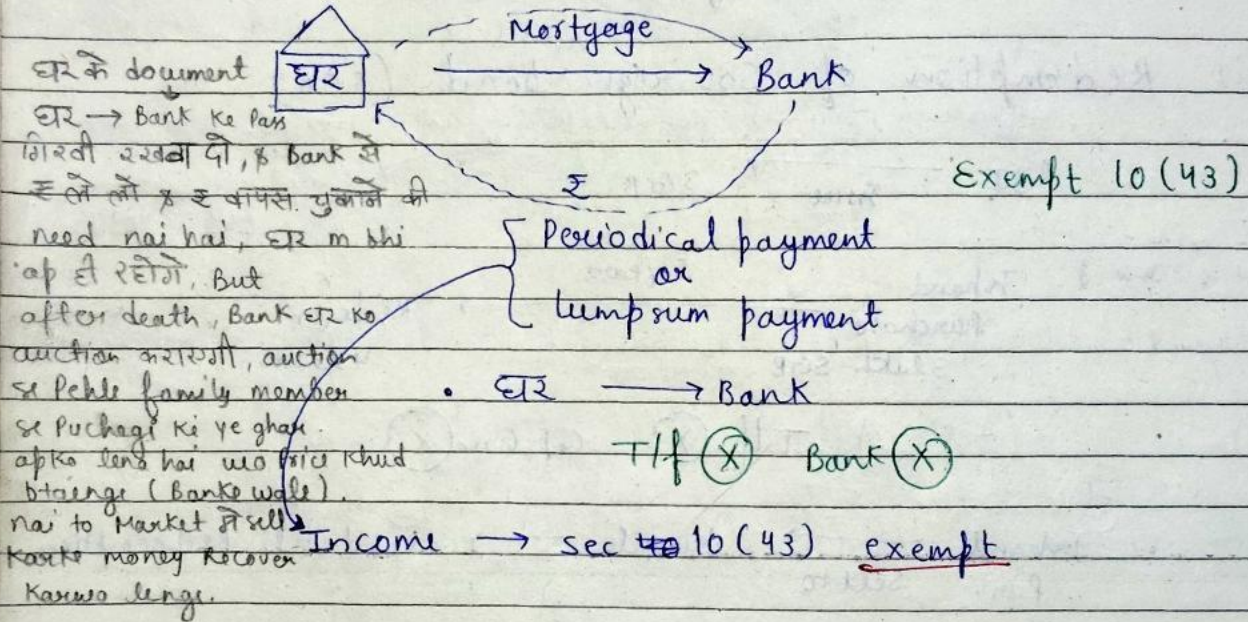


(iii) Asset / Pictures / Manuscripts ^(घर से मिली) \xrightarrow{TIF} to National Mechanism Asset ~~etc.~~ Art Galleries

TIF (X)

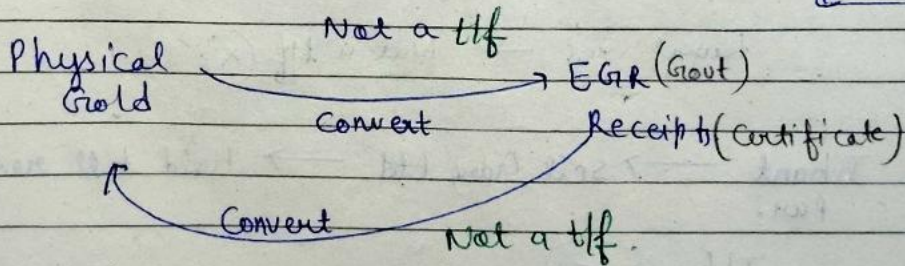
(iii) Reverse Mortgage scheme

Resident \rightarrow senior Citizen



(iv) Electronic Gold Receipts (EGR) \rightarrow (Govt. Locker)

Kind of Vault - Locker

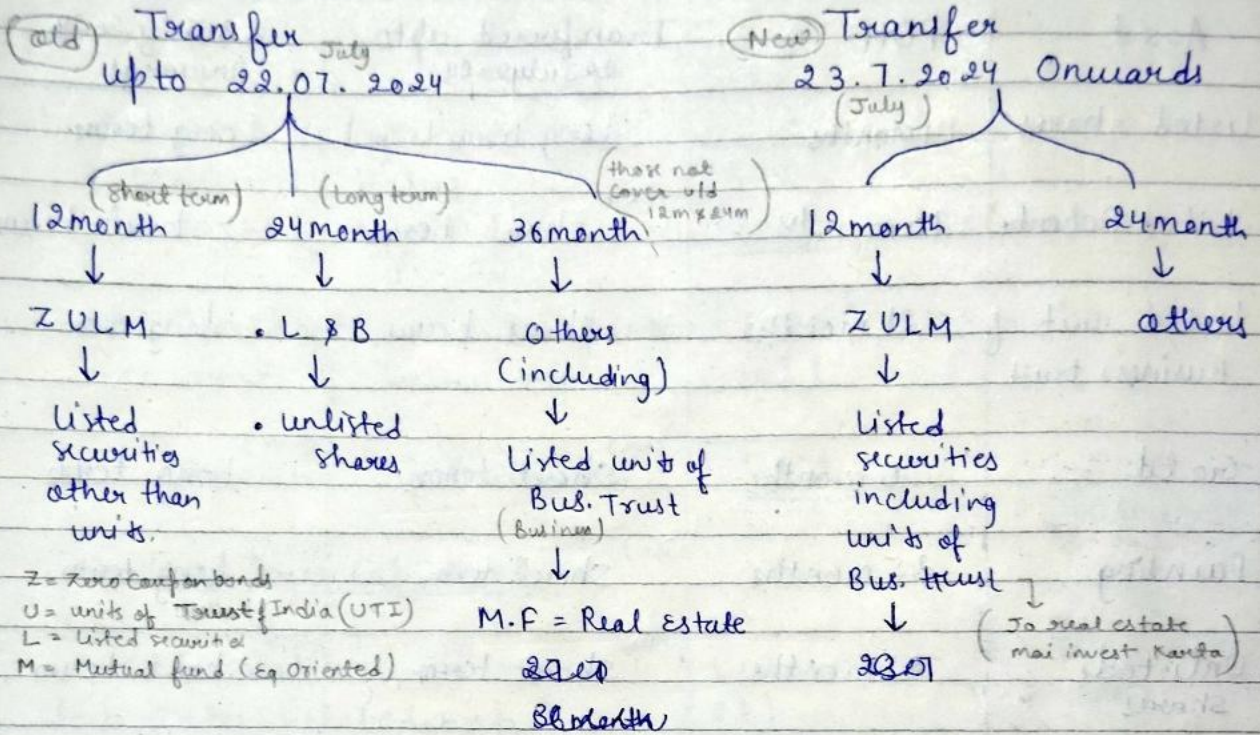


② = Asset का विक्री से

Assets sell $\left\{ \begin{array}{l} \text{Short term} = \text{tax rate high} \\ \text{Long term} = \text{tax rate low} \end{array} \right.$
(L & B etc)

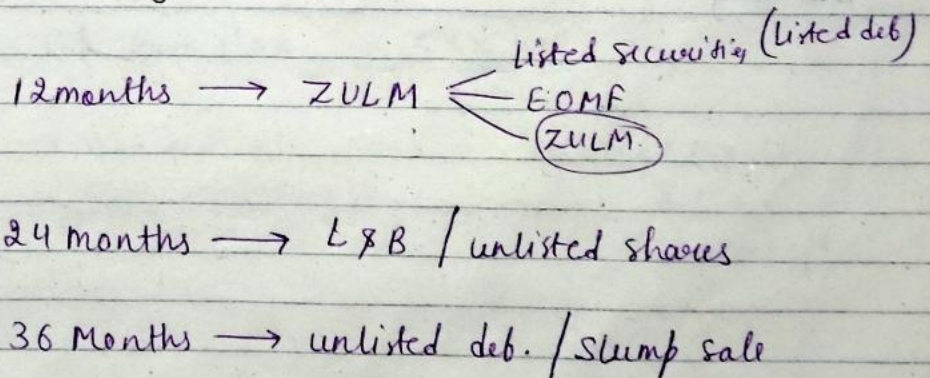
Long term = Indefinite
short term = (X)

(Period of Holding)
P.O.H flow chart



Note:- unlisted Bonds/ Deb.

27. July	36 months long term.	23. July	Always short term
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Lec3 19 Mar

Que	(Held)	(पहले) (Before amendment)	(बाद में) (After amendment)
Asset	POH	Transferred upto 22 July 2024	23 July 2024 Onwards
• listed shares	14 months	long term (12m)	Long term (12m)
• listed Debenture	10 months	(12m) short term	(12m) short term
• listed unit of Business trust	21 months	(36m) short term	(12m) long term
• Gold	30 months	(36m) short term	(24m) long term
• Painting	25 months	(36m) short term	(24m) long term
• Unlisted shares	21 months	(24m) short term	(24m) short term
• unlisted debentures	38 months	(36m) long term	Always short term
• Land & Building	26 months	(24m) long term	(24m) long term

* Calculation of short term & long term Capital Gains :-

Sale Value	90l	
Commission pay	(1l)	
Net sale Value	89l	
(-) Cost of Acquisition/ Purchase	(30l)	30,80,000
(-) Purchase Commission paid	(80,000)	
(-) Cost of Improvement	(10l)	
Short term Cap. Gains / Loss	<u>48,20,000</u>	

STC Loss = ??

↓

set-off

STCG + LTCG
Both.

→ Long term Cap. Assets

Sale Value	10l
(-) Sales related exp.	(2l)
Net sale Value	98l
(-) Indexed Cost of Acquisition (xxx)	
(-) Indexed Cost of Improvement (xxx)	
Long term Cap. Gain / Loss	<u>xxx</u>

Indenation → Gov multiply
stand 2001-2002
↓
Table = 7.15

Long t. Cap. Loss = ??

↓

LTCG setoff

* Concept of Indexation

Suppose Building purchase on 11 Feb 2009 = 20L

* Sold on 5 July 2017 = 80L

2008-2009 = 137

2017-18 = 272

Find Cap. Gains

Since POH of building is more than 24 months,
it's a long term Capital Assets.

Sale Value = 80,00,000

(-) Indexed Cost of acquisition

Cost of Purchase \times CII of year of transfer = (39,70,802)

Cost inflation Index
of year purchase

$$\frac{20L}{137} \times 272$$

Long term Cap. Gain

40,29,198

Indenation flow chart

up to
22 July 2024

Indenation
Normally on
Long term Cap. Assets

<p>Not allowed</p> <ul style="list-style-type: none"> • Bonds / Deb. <li style="padding-left: 20px;">Except Cap. Index <li style="padding-left: 20px;">Bond & SGI B. • Slump sale • Depreciatiable Assets • Sec 112 A • NR → Pvt. Co. • specified M. fund / Market linked deb.
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23 July 2024
onwards

Indenation — not
allowed

Except:

L & B → 22.7.2024
acquire ←

+ R
+ Indi/HUF

Optional

Inden (✓) @ 20% Inden (X) 12.5%

Que

Particulars	Case 1	Case 2	Case 3	Case 4
• Asset	land	Build	land	Build
• Purchase Date	7 Dec 2009	6 Nov 2013	11 May 2008	3 May 2005
• Purchase price	10l	10l	10l	10l
• Sold on	4 June 2024	9 Oct 2024	5 Dec 2024	6 May 2024
• Sale price	50l	50l	50l	50l
• seller	'R' Indi	'R' HUF	NR India	P. firm

Case 1

$$\text{Dec 2009} \rightarrow 2009-10 = 148$$

Sold in June 2024, so before Amend

$$\text{Index} = 20\%$$

Sale Value	50,00,000
(-) Indexed Cost	(24,52,703)
$\frac{10l}{148} \times 363$	
Long term Cap Gain	25,47,297

Tan @ 20%

$$\underline{50,94,59.40}$$