



A to Z Services for Sale of Immovable Property by NRI in India ***(Applicable for the year ending March 31, 2023-Ay 2023-24)***

● ***Scope of Work***

1. ***Consultation*** commencing from day of having ***idea to sale*** any immovable property by a NRI and ending till the day of having ***income tax refund*** from Income tax department in India.
2. ***Consultation*** for preparation of agreement to sale between buyer to seller
3. ***Obtaining*** Tax Deduction Account Number (***TAN***) for buyer, ***if desired***
4. ***Preparation*** for booklet of documents commencing from the day of ***1st*** payment and ending till the day of receiving payments against sale of immovable property like source of investments for immovable property, bank statements, invoices for payments to builder or contractor ***etc.***
5. ***Arranging valuation report*** from registered valuer with the Income tax department for ***fair market realizable value*** of the immovable property as on ***1st*** April, ***2001*** where immovable property is purchased or constructed ***before 1st*** April, ***2001***
6. ***Filing*** of requisites application with the Income tax department for lower rate of deduction from ***23.92% to 3.588%*** against ***gross value of sales considerations*** of the immovable property.
7. ***Submission*** of responses against the emails from Income tax department for ***long list of documents*** for lower rate of deduction
8. ***Personal hearing and liasioning*** with the Income tax department for lower rate of deduction.

9. **Procuring approval** from the Income tax department for lower rate of deduction
10. **Normal Duration** for getting approval for lower deduction of TDS is **30 working days** commencing from the date of filling application and ending to get requisites approval and also **further depends on the information's and documents** as may be further required by the Income tax department.
11. **Replying** against various verifications emails from the Income tax department against purchase and sale of the immovable property.
12. **Filling and Certifying** Form **15CA** and **15CB** for sending **each** remittance to the seller from NRO account in India to the account as maintained outside India
13. **Preparation and filling** of annual income tax return for the year in which immovable property is sold.
14. **Replying** against long emails for getting income tax refund from Income tax department
15. **Scrutiny assessment** by the Income tax department where **lower rate of deduction is not obtained**
16. **Procuring** income tax refund against annual income tax return from Income tax department.
- **Duration of time**
17. **Tentative time** duration is ranging from **2** year to **3** years commencing from the day of having idea to sale any immovable property by a NRI and ending till the day of having income tax refund from Income tax department in India through **scrutiny assessment** where **lower rate of deduction is not obtained**.
- **Professional fee and for liasioning charges for A to Z services for sale of immovable property by NRI in India.**
18. Its depend on the matter and complexity involved in **each** individual case and to **be paid in advance**

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