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# COMMENTS ON CONSTRUCTION PACKAGE 2020

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**DATED: TUESDAY 28<sup>TH</sup> JULY 2020**

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408, CONTINENTAL TRADE CENTRE, BLOCK-8, CLIFTON, KARACHI



## ➤ PROLOGUE

Special incentives were provided to Builders and Developers vide The Tax Laws (Amendment) Ordinance No. 1 of 2020 dated 17<sup>th</sup> April 2020 [herein after “Ordinance”]. This Ordinance was issued by the president, as the Parliament was not in session. The amendments through this Ordinance were also proposed in the Bill, and have now been made part of the ITO, through the FA 2020.

## A. CHANGE IN THE TAXATION REGIME FOR BUILDERS AND DEVELOPERS

The Salient feature are as follows:

### 1. ELIGIBLE PERSONS

- An individual builder or developer who is registered as such with the FBR.
- A single object ‘Company’, ‘Limited Liability Partnership’ (hereafter “LLP”) or ‘Association of Persons’ (hereafter “AOP”) registered under the Companies Act 2017 or Partnership Act 1932, as the case may be.
- For ‘builders’ the sole object should be the construction of buildings and their disposal, whereas, for ‘developers’ the sole object should be development of any kind of land by itself, or otherwise.
- The company and AOP should be registered between the date of commencement of ordinance i.e. 17<sup>th</sup> April 2020 to 31<sup>st</sup> December 2020.
- The company, LLP and AOP, should also be registered with FBR as a Builder or Developer, as the case may be, between the date of promulgation of ordinance i.e. 17<sup>th</sup> April 2020 and 31<sup>st</sup> December 2020.

### 2. ELIGIBLE PROJECTS

- Projects that are:
  - set up prior to the date of commencement of Ordinance i.e. 17<sup>th</sup> April 2020 -and completed on or before 30<sup>th</sup> September 2022 (hereafter “Existing projects”).
  - set up, on or after the commencement of this Ordinance, and before 31<sup>st</sup> December, 2020; and completed on or before 30<sup>th</sup> September, 2022 (hereafter “New Projects”)
- The estimated project life shall not exceed 2.5 years.

- The project(s) shall commence:
  - in the case of a construction project, on the date when the layout plan is approved by the concerned authority; and
  - in case of developers, the date when the development plan is approved by the concerned authority.
  - where the builder or developer has taken all necessary steps to procure all approvals, but such approval is delayed for more than 30 days, and resultantly the cut-off date of 31<sup>st</sup> December is not met, the Board has been empowered to provisionally accept commencement of such projects on a case to case basis.
- Projects that are:
  - set up prior to the date of commencement of this Ordinance and completed on or before 30<sup>th</sup> September 2022 (hereafter “Existing projects”).
  - set up, on or after the commencement of this Ordinance, and before 31<sup>st</sup> December, 2020; and completed on or before 30<sup>th</sup> September, 2022 (hereafter “New Projects”)
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  - in case of developers, the date when the development plan is approved by the concerned authority.
  - where the builder or developer has taken all necessary steps to procure all approvals, but such approval is delayed for more than 30 days, and resultantly the cut-off date of 31<sup>st</sup> December is not met, the Board has been empowered to provisionally accept commencement of such projects on a case to case basis.
- The date of completion:
  - for a builder, it shall be the date on which the grey structure is completed. Such grey structure shall only be considered as completed when the roof of the top floor has been laid as per the approved plan; and
  - for a developer, the date on which:

- at least 50% of the total plots have been booked in name of buyers;
- at least 40% of the sale proceeds have been received;
- landscaping has been completed; and
- at least 50% of the roads have been laid up to subgrade level as certified by the approving authority or NESPAK;

### 3. TAXATION

With respect to existing projects, taxation of incomes earned up to tax year 2019 shall be taxed as per provisions of ITO prior to promulgation of this Ordinance.

- The income earned for tax year 2020 of both existing projects and new projects will be a separate block of income under the head income from business.
- No expenditure or losses shall be deductible from income.
- No tax credit shall be allowed to compute tax liability.
- No advance tax adjustment shall be allowed from tax payable, except advance tax paid under section 236K of ITO after promulgation of this ordinance on purchase of Immovable property utilized in an eligible project.
- There shall be no refund of any tax collected or deducted under the Ordinance.
- Turnover tax or alternate corporate tax under section 111 or 113C shall not be applicable to eligible builders and developers.

### 4. RATES OF TAXES AND TAX LIABILITY

- Tax liability shall be computed on the basis of fixed rates provided in the Eleventh Schedule inserted through the Ordinance. The fixed rates are provided at end of the document.
- The aforementioned rates will be applicable for computing tax liability for the project on an annual basis as per the formula infra, which shall be final tax:

Tax liability as per the rates mentioned in Rule 10 of  
the Eleventh Schedule

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Estimated project life in years

For example, if a commercial building is to be constructed in Karachi with a covered area of

10,000 square feet, the tax rate applicable will be Rs. 250 per square feet and will take 2 years for completion. The total tax Liability will be Rs. 2,500,000/- and the liability of 1st Year will be Rs 1,250,000 i.e. Rs 2,500,000/2.

- In case of existing incomplete projects, the estimated project life shall be treated as three years, from tax year 2020 through to tax year 2022, and the tax payable shall be reduced by the percentage of completion up to the last day of the accounting period pertaining to tax year 2019, as declared in the registration form.
- In case of development of plots and construction of buildings on the same plots, both rates shall apply. For example, where a commercial plot is developed in Karachi, and a commercial building is constructed thereon, the applicable tax rates will be Rs. 250 per square yard of land area developed plus Rs. 250 per square feet of area covered.
- The tax so computed shall be paid in advance in 4 equal quarterly installments under Section 147 of ITO.
- For low-cost projects developed or approved by Naya Pakistan Housing and Development Authority (hereafter "NAPHDA"), or under the Ehsaas Programme, the tax rates levied will be reduced by 90%. For example, where tax levied is Rs. 100 per square feet for a builder, if the same builder is operating under NAPHDA, the tax rate will Rs. 10 per square feet.
- In case of development of plots and construction of buildings on the same plots for low cost housing and all projects developed by NAPHDA, the higher rates shall apply.

For example, where a low-cost housing building is constructed in Karachi having covered area more than 3,000 Square feet on a land area developed for the purpose covering more than 250 square yards, as per the rates table, the rate of tax for development is Rs. 150 per square yards and for construction is Rs. 125 per square feet, therefore, higher rate i.e. Rs. 150 per square yards of land developed will be applied.

In terms of the rates, it needs to be clarified as to whether the higher rate per unit of area will be considered or the higher 'total tax amount' will be considered. For instance, in the aforesaid example

if covered area is 4,000 square feet and land developed area is 300 square yards, then as per a plain reading of the aforesaid provision, the tax liability will be Rs. 45,000 only [Rs. 150 (i.e. higher rate) x 300]. Whereas, the tax liability will be higher if lower tax rate is used i.e. Rs. 500,000 [Rs. 125 x 4,000]. We understand that this is an omission while drafting the rules and needs further consideration.

In the case of buildings having dual usage i.e. both commercial and residential the respective rates specified for each category shall apply. The commercial rates will apply for area to be used as commercial activity and residential rates will apply to area allotted for residential purpose.

In case the development of plots and construction of buildings upon the same constitutes a single project, the respective rates for developers and builders shall both apply.

## 5. REGISTRATION WITH FBR AND FILING OF RETURN

- A builder or developer shall electronically register a project on IRIS through FBR website on or before the 31<sup>st</sup> day of December, 2020 through submission of following:
  - registration form as may be prescribed which shall include, inter alia, details of a member or shareholder of a builder or developer, as the case maybe.
  - a developer who is also a builder in case of a project shall submit two separate forms for registration as a developer and as a builder.
  - an irrevocable option to be assessed under this Schedule in respect of each project
- A builder or developer availing this scheme shall electronically file a return of income and wealth statement as may be prescribed accompanied with evidence of payment of due tax.

Step by step registration through **IRIS** is given in **Annexure A**

## 6. CERTIFICATION

- Every builder or developer shall be required to obtain and provide to the Board, in the prescribed manner, a certificate from the approving authority, or map approving authority or NESPAK, as the case may be, to the following effect:

- 'total land area', 'covered area' and 'saleable area' of the project in square foot or square yard
- such other documents as may be prescribed by FBR.

The specimen for certificate to be issue by NESPAK and map approving authority is given in **Annexure B**.

## 7. CHANGE IN OWNERSHIP

- A shareholder or partner in a builder or developer shall not be allowed change in ownership of incomplete project without the prior approval of FBR.
- The FBR will not allow change of ownership where expenditure made is less than 50% of the total estimated cost as certified by a firm of Chartered Accountants having an ICAP QCR rating of satisfactory notified by the Board for this purpose has been incurred up to the date of change of ownership.
- The FBR may allow succession to legal heirs in case of deceased shareholder or a partner.
- However, the FBR may allow additional partners or shareholders after 31<sup>st</sup> December 2020. Such additional partners will not be eligible for exemption under Section 111 as described in point B(III) below.

## B. OTHER EXEMPTIONS AND CONCESSIONS UNDER THE ORDINANCE

Further concessions have been provided to the persons related to construction industry. These are as follows;

### 1. EXEMPTION FROM WITHHOLDING TAX UNDER SECTION 150 AND 153 OF ITO:

- A builder or developer shall not be required to withhold tax under the captioned Section on;
  - the purchase of building material **other than steel and cement**.
  - the services of plumbing, electrification, shuttering and other similar and allied services **other than those provided by companies**.
- An eligible company under the ordinance shall not be required to deduct tax under Section 150 of ITO while making payment of dividend to its shareholders.



## 2. COMPUTATION OF INCOME TO BE INCORPORATED IN THE BOOKS OF ACCOUNTS

- A builder or developer opting for taxation under Section 100D shall not be allowed to incorporate profits and gains accruing from such projects in excess of ten times of the tax paid. Where profit and gains from such project in excess of ten times, such excess profits and gains shall be incorporated in the books of account or wealth statement and will be taxed on rated provided under Part 1 of the First Schedule. Continuing the example given above, wherein the tax paid by a company in the first year is Rs. 1,250,000, and the company will be allowed to incorporate only Rs. 12,500,000 in its books.
- Dividend income paid to a person by a builder or developer being a company out of the profits and gains derived from a project shall be exempt from tax.

## 3. EXEMPTION FROM SECTION 111 OF ITO

The following amounts will be exempted from the application of Section 111 of ITO (i.e. inquiry regarding source of unexplained income):

### i. Eligible amounts

- Any amounts invested by an individual builder or developer in an eligible project.
- Any amount invested by a shareholder or partner of a builder or developer as capital or land transfer, on or before 31<sup>st</sup> December 2020. Capital shall not include borrowed funds.
- Any amount invested in first purchase of newly constructed buildings of an eligible project.
- Any amounts invested in purchase of a plot for construction of building thereon.

### ii. Exclusions

This exemption shall not be available to:

- Holder of any Public Office as defined in the Voluntary Declaration of Domestic Asset Act 2018, or his benamidar as defined in the Benami Transactions (Prohibition) Act, 2017 (V of 2017), or his spouse or dependents.
- A public listed company, a real estate investment trust or a company whose income is exempt under any provision of the Ordinance.
- Any proceeds derived from the commission of a criminal offence including crime of money

laundering & terror financing but excluding offence of tax evasion.

### iii. Procedure and conditions

The procedure to be followed to avail exemption under Section 111 will be as follows:

- Where an individual builder or developer is investing cash in the projects, he shall deposit in a designated new bank account through cross banking instrument on or before 31<sup>st</sup> day of December 2020. Where the aforesaid is investing through 'land', he must have the ownership title of the land at the commencement date of this Ordinance i.e. 17<sup>th</sup> April 2020
- Where the investment is made through a Company or an AOP in cash, it must be done in the same manner as above. Furthermore, if the same opts to invest in the form of land, it must ensure that the ownership title of the land shall be transferred in the name of the Company or the AOP on or before 31<sup>st</sup> December 2020. It may be noted that in such a situation, the person investing in the form of land must possess the ownership title at the commencement date of this Ordinance 17-04-2020.
- All monies that are to be invested for first purchase of these projects shall be deposited in a designated new bank account of the person on or before 30<sup>th</sup> September 2022. The same will then, have to be subsequently paid to the builder or developer through a crossed bank cheque.
- Any person making the investment shall submit a prescribed form on IRIS web portal.
- If an investment is made through the transfer of land, the transfer will be at 130% of value as defined in Section 68 of ITO, or at the option of investor, the lower of the values as determined by at least two independent valuers from the list of valuers approved by the SBP. Moreover, the transferor should own the land at the time of promulgation of the ordinance.
- The monies or land invested shall be wholly utilized in the eligible projects.
- In case of first purchaser of building or unit, following conditions are required to be fulfilled:
  - full payment is made through a crossed banking instrument to the builder during a period starting from the date of registration of the project with the Board under this section and ending on the 30<sup>th</sup> day of September, 2022, in case the purchase is from a new project; and

- full or balance amount of payment is made through a crossed banking instrument to the builder during a period starting from the date of registration of the project with the Board under the ordinance and ending on the 30<sup>th</sup> day of September, 2022, in case the purchase is from an existing incomplete project.
- In case of purchase of plot for construction thereon, following conditions are required to be fulfilled:
  - the purchase is made on or before the 31<sup>st</sup> day of December, 2020;
  - the full payment is made on or before the 31<sup>st</sup> day of December, 2020 through a crossed banking instrument;
  - construction on such plot is commenced on or before the 31<sup>st</sup> day of December, 2020;
  - such construction is completed on or before the 30<sup>th</sup> day of September, 2022; and
  - the person registers himself with the Board on the online IRIS web portal.

#### **iv. Certification**

- In the case of a builder, the map approving authority, or NESPAK, shall certify that the grey structure, as per the approved map, has been completed by the builder, on or before, 30<sup>th</sup> September 2022.
- In case of a developer;
  - the map approving authority or NESPAK shall certify that landscaping has been completed on or before 30<sup>th</sup> September, 2022;
  - a firm of chartered accountants having an ICAP QCR rating of 'satisfactory', notified by the Board for this purpose, shall certify that at least 50% of the plots have been booked for sale and at least 40% of the sale proceeds have been received by 30<sup>th</sup> September, 2022; and
  - at least 50% of the roads have been laid up to sub-grade level as certified by the approving authority or NESPAK.

#### **4. EXEMPTION FROM CAPITAL GAIN**

A new 'Clause (114AA)' has been inserted in Part I of the Second Schedule to the ITO, whereby, any capital gain derived by a resident individual from the sale of constructed residential property will be exempt, subject to the following conditions:

- The residential property was being used for personal accommodation by the individual, his

spouse or dependents and utility bill is issued in name of such individual;

- The land area of the property does not exceed 500 Sq yards in case of a house and 4000 square feet in case of a flat; and
- Exemption under this clause has not previously been availed by the individual, his spouse, or dependents.

#### **5. BUILDER INCLUDED IN 'INDUSTRIAL UNDERTAKING'.**

Any person directly involved in the construction of buildings, roads, bridges and other such structures or the development of land, to the extent and for the purpose of import of plant and machinery to be utilized in such activity, subject to such conditions as may be notified by FBR, has been included in the definition of industrial undertaking as provided in Section 2(29C) of ITO. This has been done with effect from 1<sup>st</sup> May 2020.

#### **6. ADVANCE TAX AT THE TIME OF SALE BY AUCTION**

In case of an immovable property sold by an auction, the rate of collection of tax under Section 236A has been reduced to 5% (from 10% previously) of the gross sale price.

➤ **ANNEXURE – RATES OF TAX**

Persons	Property Type	Area	(A) Karachi, Lahore, and Islamabad	(B) Hyderabad, Sukkur, Multan, Faisalabad, Rawalpindi, Gujranwala, Sahiwal, Peshawar, Mardan, Abbottabad, Quetta	(C) Urban Areas not specified in A and B
<b>Tax on Builders</b>		<b>Area in Sq. Ft.</b>	<b>Rate/ Sq. ft.</b>		
	<b>Commercial Buildings</b>	Any size	Rs.250	Rs.230	Rs.210
	<b>Residential Buildings</b>	up to 3000	Rs.80	Rs.65	Rs.50
		3000 & above	Rs.125	Rs.110	Rs.100
<b>Tax on Developers</b>		<b>Area in Sq. Yds.</b>	<b>Rate/Sq. Yd</b>		
	<b>Other than Industrial Plots</b>	Any size	Rs.150	Rs.130	Rs.100
	<b>Industrial Plots</b>	Any size	Rs.20	Rs.20	Rs.10



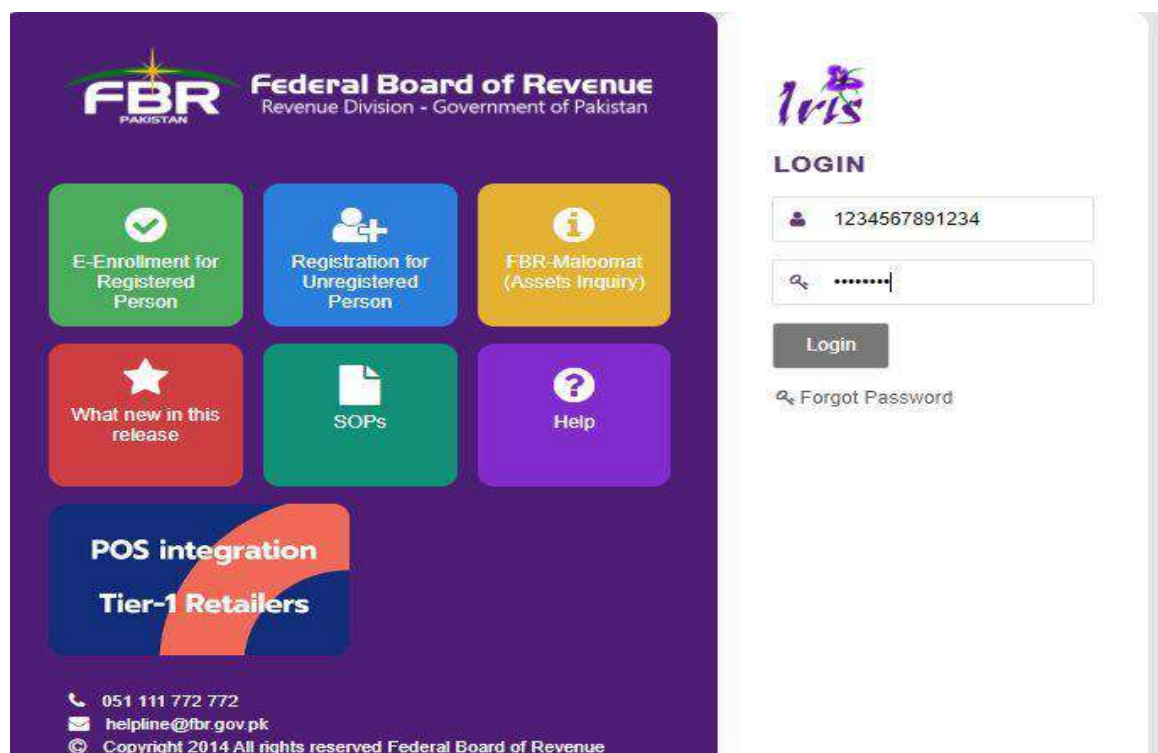
# Step-Step Guide for Registration as Builder & Developer

## Not Registered

Please go to <https://iris.fbr.gov.pk/public/txplogin.xhtml> and Click “Registration for Unregistered Person”.

## Already Registered

1. Please use your Iris login and password to enter in Iris application.



The image shows a screenshot of the FBR Iris application interface. On the left, there is a dark purple dashboard with the FBR Pakistan logo and the text 'Federal Board of Revenue Revenue Division - Government of Pakistan'. Below this, there are several colored buttons: a green button for 'E-Enrollment for Registered Person', a blue button for 'Registration for Unregistered Person', a yellow button for 'FBR-Maloomat (Assets Inquiry)', a red button for 'What new in this release', a green button for 'SOPs', and a purple button for 'Help'. At the bottom of the dashboard, there is a blue button for 'POS integration Tier-1 Retailers' and contact information: '051 111 772 772', 'helpline@fbr.gov.pk', and 'Copyright 2014 All rights reserved Federal Board of Revenue'. On the right, there is a white login page with the 'Iris' logo, the word 'LOGIN', a text input field containing '1234567891234', a password input field with masked characters, a 'Login' button, and a 'Forgot Password' link.

2. After logging in, on left upper corner of your window, Click **Registration** and select **Builder / Developer**.

Registration	Declaration	Assets Declaration	Rectification	Refund
<b>Forms</b> 14(1) (Form of Registration filed voluntarily through Simplified) (Sales Tax) 181 (Form of Registration filed for modification) (Income Tax) ★ <b>Builder / Developer</b>	<b>Applications</b> 2(36)(c) (Application for approval as Non-Profit Organization) 2(36)(c) (Application for revision Order to grant / refuse / maintain / withdraw approval to Non-Profit Organization) 32(4) (Application for permission to change to accounting method) 74(3) / (4) (Application for permission to adopt special / normal tax year)	<b>Applications</b> 1(1) / Part I Sixth Sch. (Application for recognition to Provident Fund) 1(1) / Part II Sixth Sch. (Application for recognition to Superannuation Fund) 1(1) / Part III Sixth Sch. (Application for recognition to Gratuity Fund) 117(3) Part III Sixth Schh. (Application for special contribution to Gratuity Fund) 21(1) Application for De-Registration of Sales Tax 2(59A) Application for change of rate of tax for companies		

3. Click on tab **Builder / Developer** on the following window:

Property	Business	Builder/Developer	Link	Verification		
Properties						
Type	Form	Address	Capacity	% Share	Residence / Head Office	+
No records found.						

4. After clicking on **Builder / Developer** tab, you will arrive at following screen where you can add detail of your Project by click on **+** button in right side of corner of your screen.

Property	Business	Builder/Developer	Link	Verification						
<b>Projects</b>										
Project Name	Project Nature	Project Type	Approved By NAPHDA/Ehsas Program	Total Estimated Cost	Total Cost Incurred till last day of tax year 2019	Date of transfer	Value	Reg. Status	Attachment	+
No records found.										
<b>Seller Information</b>										
Name		Reg No.		Instrument Type		Crossed Banking Instrument No.				
No records found.										
<b>Money Invested</b>										
Bank Acc No			Amount			Date of Deposit				
No records found.										
<b>Land Invested</b>										
Address		Reg No.		Name		Date of transfer		Value		
No records found.										

5. Please add detail of your project in the following screen. Information for **Annexure-B** is optional. To add the location of the project, please click on search button against **Project Location**.

The screenshot shows a web form with a navigation bar at the top containing 'Basic Information & Annex-B', 'Purchases 100D(4) - (for persons wishing to avail this exemption)', 'Investments 100D(3) - (for persons wishing to avail this exemption)', and 'Attachments'. The 'Basic Information & Annex-B' tab is circled in orange. Below the navigation bar, the 'Project Details' section includes fields for 'Project Name', 'Project Nature' (set to 'Existing Project'), 'Approved By NAPHDA/Ehsas Program' (set to 'Yes'), 'Project Type' (set to 'Development'), 'Date of Registration with SECP/ROP(Coy/AOP)', and 'Project Location'. A search icon is visible next to the 'Project Location' field, with an orange arrow pointing to it. Below this is the 'Annexure-B (In case of existing Projects)' section with fields for 'Total Estimated Cost', 'Total Cost Incurred till last day of tax year 2019', and 'Percent of Completion (In case of existing projects)'. 'Previous' and 'Next' buttons are at the bottom right.

6. After adding detail of the property, click **OK** to continue.

The screenshot shows a modal dialog box titled 'Address'. It has radio buttons for 'Local' (selected) and 'Foreign'. The 'Local' section contains fields for 'Type', 'Measurement Unit', 'Unit No.', 'Area / Locality', 'City', and 'Additional Particulars'. The 'Foreign' section contains fields for 'Form', 'Area', 'Complex / Street', and 'District'. The 'OK' button is circled in orange. The background shows the same project registration form as in the previous screenshot.

7. Click **NEXT** on the following screen:

The screenshot shows the project registration form with the following data entered: 'Project Name' is 'Test Project', 'Project Nature' is 'New Project', 'Approved By NAPHDA/Ehsas Program' is 'No', 'Project Type' is 'Development', 'Date of Registration with SECP/ROP(Coy/AOP)' is '03-Mar-2006', and 'Project Location' is 'Unit 1, Street 1, G 21/3, Islamabad Islamabad'. The 'Annexure-B' section is empty. A red text note at the bottom states 'These Fields are only required for existing projects'. The 'Next' button is circled in orange.

8. In Annex-C, please add the **information about the seller**. If you have no information to enter, please click on **Next**.

Basic Information & Annex-B | **Purchases 100D(4) - (for persons wishing to avail this exemption)** | Investments 100D(3) - (for persons wishing to avail this exemption) | Attachments

Value:  Date of transfer:

Name	Reg No.	Instrument Type	Crossed Banking Instrument No.
No records found.			

Previous Next

**Seller Information**

Registration No.\*

Name\*

Instrument Type\*

Crossed Banking Instrument No.\*

OK Close

9. Click **Next** and you will find following screen to enter information about **Money Invested** and **Land Invested**.

Basic Information & Annex-B | Purchases 100D(4) - (for persons wishing to avail this exemption) | **Investments 100D(3) - (for persons wishing to avail this exemption)** | Attachments

**Money Invested**

Bank Acc No	Amount	Crossed Banking Instrument No.
No records found.		

**Land Invested**

Address	Reg No.	Name	Date of transfer	Value
No records found.				

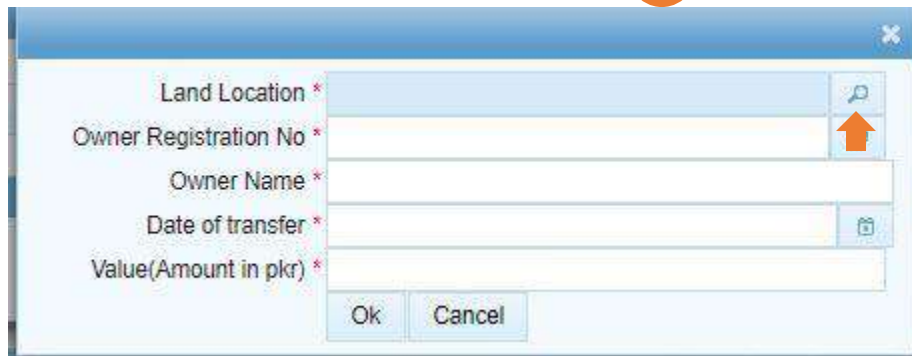
Previous Next

10. Add detail of **Money Invested** by clicking at **+**



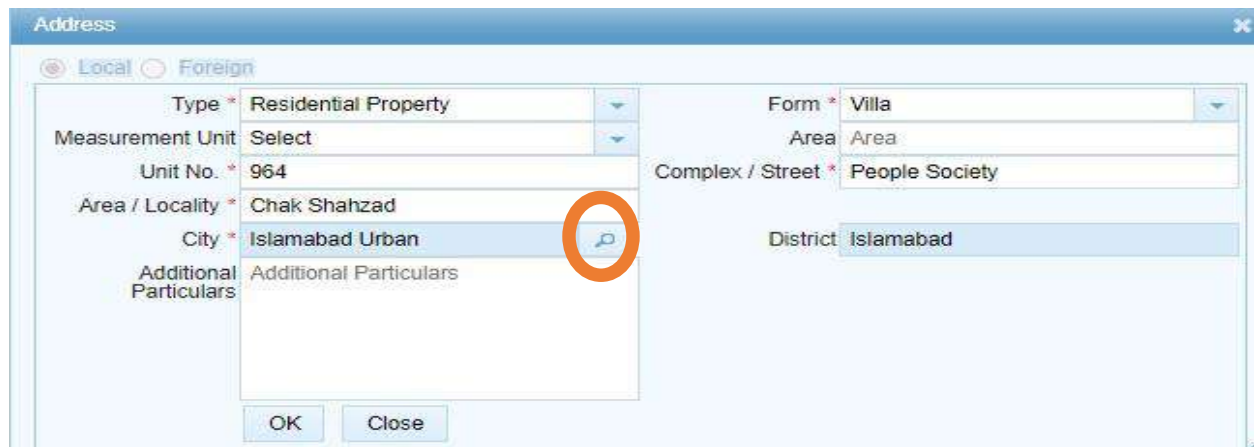
A dialog box titled "Add detail of Money Invested" with a close button (X) in the top right corner. It contains three input fields: "Bank Account No. \*" with the value "PK36SCBL1112001123456702" and a red error message "PK36 SCBL 1112 0011 2345 6702" below it; "Amount \*" with the value "10,000,000.00"; and "Date of Deposit \*" with the value "01-Jun-2020" and a calendar icon. At the bottom are "Ok" and "Cancel" buttons.

11. Add detail of **Land Invested** by clicking at **+**



A dialog box titled "Add detail of Land Invested" with a close button (X) in the top right corner. It contains five input fields: "Land Location \*" with a search icon; "Owner Registration No. \*" with an orange arrow pointing to the search icon; "Owner Name \*"; "Date of transfer \*" with a calendar icon; and "Value(Amount in pkr) \*". At the bottom are "Ok" and "Cancel" buttons.

12. To add the Land Location, Click **Search** button and fill the following form.



An "Address" dialog box with a close button (X) in the top right corner. It has radio buttons for "Local" (selected) and "Foreign". The form is divided into two columns. The left column contains: "Type \*" (Residential Property), "Measurement Unit" (Select), "Unit No. \*" (964), "Area / Locality \*" (Chak Shahzad), "City \*" (Islamabad Urban) with a search icon circled in orange, and "Additional Particulars" (Additional Particulars). The right column contains: "Form \*" (Villa), "Area" (Area), "Complex / Street \*" (People Society), and "District" (Islamabad). At the bottom are "OK" and "Close" buttons.

13. To add the detail, press search icon in front of **Owner Registration No.**



Land Location \*

Owner Registration No \*

Owner Name \*

Date of transfer \*

Value(Amount in pkr) \*

Ok Cancel

14. Enter **CNIC** of the owner and press **Search Icon** to find from **Iris Database**, then **select** the relevant **Registration No.**

11111

Sr.	Registration No.	Name	Action
1	1234560	AYX	Selec
2	1234560		Selec
3	1234560		Selec
4	1234569		Selec
5	1234560		Selec
6	1234569		Selec
7	1234569		Selec
8	1234560		Selec

723 record(s) found

15. After Inserting **Date of Transfer** and **Value**, click **OK**

Land Location \* 964, People Society, Chak Shahzad, Islamabad

Owner Registration No \*

Owner Name \*

Date of transfer \*

Value(Amount in pkr) \* 10,000,000

Ok Cancel

## 16. Now add **Mandatory document (with \*)** and other documents

Document Type	File Upload
Transfer deed of land	+
FBR Rates	+
Certificate of registration	+
Approval document of project	+
Certificate by NESPAK/Approving authority under rule 4 of Eleventh schedule	+

17. To attach a document, click + against each category of document.

Attach Document

Document: Transfer deed of land

File \* [ + ]

OK Close

18. After adding all documents, click **Finish**.

Document Type	File Upload
Transfer deed of land	+
FBR Rates	+
Certificate of registration	+
Approval document of project	+
Certificate by NESPAK/Approving authority under rule 4 of Eleventh schedule	+

19. Print Template

**Project(s) of Builders / Developers:**

Project 1	
<b>Project Nature :</b> New Project	<b>Project Type :</b> Construction
<b>Registration No. :</b> 8885801	<b>Date of Registration with SECP / ROP:</b> 03-Mar-2006
<b>Name:</b> RTO GUJRANWALA-58 COMPANY	
<b>Total Estimate Cost:</b>	<b>Percentage of Completion (in case of existing projects):</b> null %
<b>Approved By NAPHDA / EHSASS Program:</b> No	<b>Total Cost Incurred till last day of Tax Year 2019:</b>
<b>Project Location:</b> Unit 1, Street 1, G 13 / 4, Islamabad	
<b>Value:</b>	<b>Transfer Date :</b>
<b>Registration Status:</b>	This project has been temporarily registered. Registration will come into effect upon submission of requisite documents and verification of antecedents by the Commissioner.

New Project 2	
<b>Project Nature :</b> Existing Project	<b>Project Type :</b> Construction
<b>Registration No. :</b> 8885801	<b>Date of Registration with SECP / ROP:</b> 03-Mar-2006
<b>Name:</b> RTO GUJRANWALA-58 COMPANY	
<b>Total Estimate Cost:</b> 10,000,000.00	<b>Percentage of Completion (in case of existing projects):</b> 43 %
<b>Approved By NAPHDA / EHSASS Program:</b> Yes	<b>Total Cost Incurred till last day of Tax Year 2019:</b> 2,000,000.00
<b>Project Location:</b> Unit 4, Street 3, H 31/ 4, Islamabad	
<b>Value:</b>	<b>Transfer Date :</b>
<b>Registration Status:</b>	Registered

CERTIFICATE TO BE ISSUED BY NESPAK OR APPROVING AUTHORITY OR MAP APPROVING AUTHORITY		
[See Rule 4 of the Eleventh Schedule to the Income Tax Ordinance, 2001]		
Name of Taxpayer	CNIC / Registration No.	
Business Address	Type of Project (Construction / Development)	
Project Name	Please ( <input type="checkbox"/> ) One	
Project District		
Project Site Address	Existing Project	New Project
AREA		
FOR CONSTRUCTION PROJECT		
Residential Buildings		Commercial Building
Covered Area (House)	Saleable Area (Other)	Saleable Area
FOR DEVELOPMENT PROJECT		
Total Area (Entire Project)		Total Area (Industrial)

Name & Designation of Authorized Officer / Official	(Signature & Stamp)
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## **OFFICES IN PAKISTAN**

### **Karachi Address:**

**Office no. 408, 4th Floor, CTC  
Building, Clifton Block-8,  
Karachi**

**Tel #: +92 21 3530 3293-6**

### **Islambad Address:**

**144, 1st Floor, Street No.82  
Sector E-11 / 2 FECHS  
Islamabad 44000,**

**Tel #: +92 51-835 1551**

### **Lahore Address:**

**202-E, 2nd Floor, Sadiq Plaza  
69-The Mall Road, Lahore**

**Tel #: +92 42 3628 0403**