

**GOVERNMENT OF INDIA  
FINANCE  
LOK SABHA**

UNSTARRED QUESTION NO:5171  
ANSWERED ON:26.04.2013  
INFORMATION FROM A.I.R  
Pathak Shri Harin

**Will the Minister of FINANCE be pleased to state:**

- (a) The existing mechanism in place to monitor transactions of immovable properties in the country;
- (b) The total number of Transactions of Immovable Properties exceeding Rs. 30 lakhs in value, reported by the Registrar/ Sub-Registrar in the Annual Information Returns (AIR) filed with the Income-tax Department during the Financial Year 2011-12;
- (c) The proportion out of these total reported transactions received with a wrong Permanent Account Number (PAN) or an insufficient declaration in Form 60; and
- (d) The reaction of the Government thereto?

**Answer**

MINISTER OF STATE IN THE MINISTRY OF FINANCE (SHRI NAMO NARAIN MEENA)

- (a) Income Tax department collects information from Registrars / Local Municipal Bodies regarding sale and purchase of immovable property valued at Rs. 5 lakh or more but less than Rs. 30 lakh. Information regarding sale and purchase of immovable property valued at Rs. 30 lakh or more is collected from the Registrars/ Sub-Registrars through Annual Information Return under the provisions of Section 285 BA (1) (d) of Income Tax Act, 1961. Information relating to transfers of immovable properties wherein the value declared for the purpose of stamp duty is more than sale value is also collected from the Registrars/ Local Municipal Bodies. Wherever possible, PAN is attached to the transferor and transferee and the data is uploaded to Income Tax Data Base for use by officers of the department for assessment, recovery and other purposes. Cases where PAN could not be attached are disseminated to the jurisdictional Assessing Officers for further necessary action.
- (b) The total number of such transactions during F.Y. 2011-12 was 7,95,015.
- (c) In 2.6% of the transactions mentioned in answer to part (b), invalid PAN was noticed. Form 60 is manually submitted by the transacting parties to the authorities prescribed. Information regarding insufficient declarations in Form.60 is not maintained centrally.
- (d) Section 139A(5)(c) of Income Tax Act, 1961 read with Rule 114B(a) of Income Tax Rules, 1962 requires that every person shall quote his PAN in all documents pertaining to the transactions of sale or purchase of any immovable property valued at Rs.5 lakhs or more. Further, Section 139A(6) of Income Tax Act, 1961 casts a responsibility on every person receiving any document relating to such transactions of sale or purchase of any immovable property valued at Rs.5 lakhs or more to ensure that PAN has been duly quoted in the document. Section 272B of Income Tax Act, 1961, provides for penalty of Rs. 10,000/- (Ten thousand) for quoting or intimating a false PAN. The Government has taken several measures to raise the compliance level with regard to correct and complete reporting of prescribed transactions. Such measures include awareness campaigns, capacity building, increasing use of information technology and enforcement through penal provisions in the Income Tax Act, 1961.