Government of Odisha
Board of Revenue, Odisha, Cuttack
(Rajaswa Bhawan, Chandini Chowk, Cuttack-2: email: igr@odisha.gov.in)
(Registration Wing)

No: IGR-CLAR-CLAR-0012-2026- 860 /Regn. Date: 18.03.2026

Form
Sri Deba Ranjan Mohanty,
Joint Inspector General of Registration, Odisha

To
The District Sub-Registrar, Jharsuguda.

Sub: Clarification regarding deduction of TDS in case of joint purchasers of immovable property.

Ref: Your Letter No.341/Regn.., dated 05.03.2026.

Sir,

With reference to the letter on the subject cited above, I am directed to say that Sections 194-IA and 194-IB of the Income-tax Act, 1961 mandate deduction of Tax Deducted at Source (TDS) on specific high-value transactions. Section 194-IA provides for deduction of TDS at the rate of 1% on transfer of immovable property (other than agricultural land) where the value exceeds ₹50 lakh.

As per Section 194-IA, any person, being a transferee, responsible for paying (other than the person referred to in section 194-IA) to a resident transferor any sum by way of consideration for transfer of immovable property (other than agricultural land), shall, at the time of credit of such sum to the account of the transferor or at the time of payment of such sum in cash or by issue of a cheque or draft or by any other mode, whichever is earlier, deduct an amount equal to 1% of such sum or the stamp duty value of such property, whichever is higher, as income-tax thereon.

Further, no deduction shall be made where both the consideration for transfer and the stamp duty value of the property are less than ₹50 lakh. However, where there is more than one transferor or transferee, the consideration shall be the aggregate of the amounts paid or payable by all the transferees to the transferor(s) or all the transferors for transfer of such immovable property.

This is for your information and necessary action.

Yours faithfully,

18.03.2026
Joint IGR, Odisha

IGR-CLAR-CLAR-0012-2026/2/2026

O/C