REGISTRATION AS BUILDER / DEVELOPER

STEP BY STEP GUIDE

Salient Features of Scheme u/s 100D of ITO2001

- **Fixed tax regime for builders and developers**
  - Tax liability computed on the basis of square feet/yard, to be paid in quarterly installments
  - New projects as well as existing incomplete project can opt for the scheme up to 31.12.2021,however in order to avail immunity from provisions of Section 111 of the Income Tax Ordinance, 2001, the project must be registered by 30.06.2021
    - Projects to be registered with FBR online through IRIS portal
    - Existing incomplete projects have to self declare the percentage of completion of project on the relevant date
    - Projects must be completed by 30.09.2023.
  - Exemption from requirement of withholding tax on purchase of building material except cement and steel
  - Exemption from requirement of withholding tax on acquisition of services relating to construction except those from companies
  - Permission to incorporate ten times of fixed tax paid as income in the books of accounts
  - 90% reduction in fixed tax liability for low cost housing
  - Dividend paid by builder or developer companies shall not be liable to tax and there shall be no withholding on the payment of these dividends

Salient Features of Scheme
u/s 100D of ITO2001

- **Exemption from section 111 on investment made in new construction projects**
  - By individual if:
    - Money is deposited in a new bank account upto 30.06.2021; or
    - Having ownership/title of the land invested as on 17.04.2020.
  - by company/AOP if:
    - A single purpose company or AOP is registered between 17.04.2020 and 30.06.2021
    - Money is invested through a crossed banking instrument upto 30.06.2021; or
    - Land owned by the partner/shareholder is transferred to the Company/AOP upto 30.06.2021.
  - Money or Land invested is utilized in the project
  - Project is completed by 30.09.2023
    - In case of builder, Grey structure is completed (top roof as per plan is laid)
    - In case of developer
      - Landscaping is completed and all roads are laid upto sub-grade level
      - At least 50% plots have been sold and at least 40% sale receipts have been received

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Salient Features of Scheme u/s 100D of ITO2001

- **Exemption from Section 111 on purchase of:**
  - Plot, if:-
    - plot is purchased before 30.06.2021 (complete payment is made through banking channel before 30.06.2021)
    - Construction on such plot is started before 31.12.2021 and completed before the 30.09.2023
  - Building, if:-
    - Purchase is from a registered project and buyer is the first purchaser of the building
    - Purchase is made before 30.09.2022 (Complete payment is made through banking channel)
- **Exemption from section 111 is not available for**
  - Public office holders
  - Public companies, REITs and companies whose income is exempt
  - Proceeds of crime

For Un-Registered Users

Please go to

https://iris.fbr.gov.pk/public/txplogin.xhtml

and Click "Registration for Unregistered Person".

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Already Registered

Please use your Iris login and password to enter the Iris application.

Select Task of Builder / Developer

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

★ Registration   Assets Declaration ▾   Rectification ▾   Refund ▾   Withholding / Advance Tax ▾   MIS ▾   CPR Correction ▾

Forms	Applications	Applications
14(1) (Form of Registration filed voluntarily through Simplified) (Sales Tax)	2(36)(c) (Application for approval as Non-Profit Organization)	1(1) / Part I Sixth Sch. (Application for recognition to Provident Fund)
181 (Form of Registration filed for modification) (Income Tax)	2(36)(c) (Application for revision Order to grant / refuse / maintain / withdraw approval to Non-Profit Organization)	1(1) / Part II Sixth Sch. (Application for recognition to Superannuation Fund)
★ Builder / Developer	32(4) (Application for permission to change to accounting method)	1(1) / Part III Sixth Sch. (Application for recognition to Gratuity

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Select Builder / Developer Tab

Click on tab Builder / Developer Tab on the displayed window

Open Project Details Entry Wizard Dialogue

On the displayed screen, 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

Projects

Project Name	Project Nature	Project Type	Approved By NAPHDA/Ehsas Program	Total Esitmated Cost	Total Cost Incured till last day of tax year 2019	Date of transfer	Value	Reg. Status	Attachments	+
No records found.										

Seller Information

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

Money Invested

Bank Acc No	Amount	Date of Deposit
No records found.		

Land Invested

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

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Enter Details for Project

In the displayed screen, Please enter required Information. Annexure-B is required only incase of "Existing Projects". To add the location of the project, please click on search button against Project Location and click next to move to the next section.

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

Project Details

Project Name *	Project Nature * Existing Project
Approved By NAPHDA/Ehsas Program * Yes	Date of Registration with SECP/ROP(Coy/AOP)
Project Type * Development	Project Location *

Annexure-B (In case of existing Projects)

Total Esitmated Cost *	Total Cost Incured till last day of tax year 2019 *
Percent of Completion (In case of existing projects) *	

Previous | Next

Enter Details for Project

In the displayed screen, Please enter required Information. **Annexure-B** is required only incase of "Existing Projects". To add the location of the project, please click on search button against Project Location and click next to move to the next section.

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

Project Details

Project Name *	
Approved By NAPHDA/Ehsas Program *	Yes
Project Type *	Development

Project Nature *	New Project
Date of Registration with SECP/ROP(Coy/AOP)	03-Mar-2006
Project Location *	

Annexure-B (In case of existing Projects)

Total Esitmated Cost	
Percent of Completion (In case of existing projects)	

Total Cost Incured till last day of tax year 2019	

These Fields are only required for existing projects

Previous   Next

Enter Details for Project

In the displayed screen, Please enter required Information. <u>Annexure-B</u> is required only incase of "Existing Projects". To add the location of the project, please click on searc̶̶̶ t section.

Basic Infromati

Project Details

Appr

Annexure-B (In c

Percent of Comp

Address

○ Local   ○ Foreign

Type *	Select
Measurement Unit	Select
Unit No. *	Unit No.
Area / Locality *	Area / Locality / Road / Village / Chak
City *	🔍
Additional Particulars	Additional Particulars

Form *	Select
Area	Area
Complex / Street *	Complex / Street / Block / Sector / Mau
District	

OK   Close

Attachments

Previous   Next

Enter Details for Project

In the displayed screen, Please enter required Information. Annexure-B is required only incase of "Existing Projects". To add the location of the project, please click on search button against Project Location and click next to move to the next section.

Enter Details for Project

In <u>Purchases 100D(4) – (for persons wishing to avail this exemption),</u> please add the information about the seller. If you have no information to enter, please click on Next.

| Basic Infromation & 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

Enter Details for Project

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	+
No records found.	

Land Invested

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

Previous | Next

Bank Account No. * | PK36 SCBL 1112 0011 2345 6702
PK36 SCBL 1112 0011 2345 6702
Amount *
Date of Deposit *
Ok | Cancel

Land Location *
Owner Registration No *
Owner Name *
Date of transfer *
Value(Amount in pkr) *
Ok | Cancel

Enter Land Invested Details

Add detail of Land Invested by clicking at relevant icons

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Attach Documents

Now add Mandatory document (with *) and other documents and click Finish

	Document Type	File Upload
Basic Infromation & Annex-B	Purchases 100D(4) - (for persons wishing to avail this exemption)	Investments 100D(3) - (for persons wishing to avail this exemption)	**Attachments**

	Document Type	File Upload
ⓞ	Transfer deed of land	+
ⓞ	FBR Rates	+
ⓞ	Certificate of registration	+
ⓞ	Approval document of project (Please attach file incase approval has been recieved)	+
ⓞ	Certificate by NESPAK/Approving authority under rule 4 of Eleventh schedule	+

| ⃒◄ | ◄◄ | **1** | ►► | ►⃒ |

Previous | Next | **Finish**

Attach Document

Document | FBR Rates

File * [   ] +

OK | Close

Print Template

Project(s) of Builders / Developers:

Project 1

Project Nature :	Existing Project	**Project Type :**	Construction
Registration No. :		**Date of Registration with SECP / ROP:**	03-Mar-2006
Name:			
Total Estimate Cost:		**Percentage of Completion (in case of existing projects):**	
Approved By NAPHDA / EHSASS Program:	No	**Total Cost Incured till last day of Tax Year 2019:**	
Project Location:	Unit 1, Street 1, G 13 / 4, Islamabad		
Value:		**Transfer Date :**	
Registration Status	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

Project Nature :	Existing Project	**Project Type :**	Construction
Registration No. :		**Date of Registration with SECP / ROP:**	03-Mar-2006
Name:			
Total Estimate Cost:	10,000,000.00	**Percentage of Completion (in case of existing projects):**	20 %
Approved By NAPHDA / EHSASS Program:	Yes	**Total Cost Incured till last day of Tax Year 2019:**	2,000,000.00
Project Location:	Unit 4, Street 3, H 31/ 4, Islamabad		
Value:		**Transfer Date :**	
Registration Status	Registered		

Screenshot of webpage

📰 Prime Minister's package for construction sector

Home / Prime Minister's package for construction sector

FBR in Partnership with NAPHDA has organized a webinar on "Registration Process for Builders and Developers under the PM Package for Construction Sector"
It will be held at 5pm on Monday, July 20, 2020.
Invitation link has been shared with representative organizations.
You can join online by clicking the link.

Items
Registration
Step by Step Guide for Registration
Certificate by NESPAK/Map Approving Authority (specimen)
Dedicated help for enquiry : construction.enquiries@fbr.gov.pk
Relevant Law