

CAPITAL GAINS

(TEACHING PLAN)

• **Chargeability to tax** : Any profits or gains arising from the transfer of a capital asset are deemed to be the income of the previous year in which the transfer took place. Capital gain is thus chargeable to tax on accrual basis; the date of receipt and method of accounting are irrelevant considerations.

• **Meaning of capital asset** : Capital asset means property of any kind held by the assessee whether movable or immovable, tangible or intangible, fixed or circulating (e.g. share).

(i) ~~It also~~ Any rights of management or control or any other rights in relation to an Indian company.

(ii) Any securities held by a Foreign Institutional Investor in accordance with the regulations made under the FIEI Act.

→ The term 'Capital asset' is defined in Section 2(12).

Exceptions
(i) Any stock-in-trade, consumable stores, or raw materials held for the purpose of business or profession.

(ii) Personal effects (i.e. TV, furniture, scooter, etc.). ~~From the AY 2008-09, it is treated as capital asset.~~

Jewellery, archaeological collections, drawings, paintings, sculptures or any work of art will be treated as capital assets as they are not taken as "personal effects".

(iii) Agricultural land in India (in rural areas).

(iv) 6½% Gold Bonds (1977), 7% Gold Bonds (1980), National Defence Gold Bonds (1980) issued by the Central Government.

- * Gold deposit certificates (v) Special bearers bonds 1991
 issued under the Gold Monetisation Scheme, 2015. (vi) Gold deposit bonds issued under Gold Deposit Scheme, 1999 or *
- Kinds of Capital Assets : (i) Short-term capital asset

 In addition, it must be noted that the following assets are to be treated as short-term capital assets if the period of holding is 24 months or less

A capital asset held by the assessee for not more than 36 months immediately preceding the date of its transfer, is known as a short-term capital asset. However, a share held

- (1) Equity or preference shares in a company, a securities in a company (warranted), listed in a recognised stock exchange, with VTZ/Zero coupon bonds on or after 1st April 2017. Mutual Funds are segregated
- (2) Immovable property including land or building or both if the transfer takes place on or after 1st April, 2017. if the period of holding is 12 months or less.

 (ii) Long-term capital asset

Long-term capital asset means a capital asset which is not a short-term capital asset.

• Computation of capital gain : Full value of consideration received or accruing on the transfer of a capital asset

Rs
 Less : (i) Realisation expenses ---
 (ii) Cost of acquisition * ---
 (iii) Cost of improvement ** ---

Capital gain

Less Specified exemptions ***
 U/S 54B, 54D, 54E, 54F, 54G, 54H, 54I, 54J, 54K, 54L, 54M, 54N, 54O, 54P, 54Q, 54R, 54S, 54T, 54U, 54V, 54W, 54X, 54Y, 54Z, 54AA, 54AB, 54AC, 54AD, 54AE, 54AF, 54AG, 54AH, 54AI, 54AJ, 54AK, 54AL, 54AM, 54AN, 54AO, 54AP, 54AQ, 54AR, 54AS, 54AT, 54AU, 54AV, 54AW, 54AX, 54AY, 54AZ, 54BA, 54BB, 54BC, 54BD, 54BE, 54BF, 54BG, 54BH, 54BI, 54BJ, 54BK, 54BL, 54BM, 54BN, 54BO, 54BP, 54BQ, 54BR, 54BS, 54BT, 54BU, 54BV, 54BW, 54BX, 54BY, 54BZ, 54CA, 54CB, 54CC, 54CD, 54CE, 54CF, 54CG, 54CH, 54CI, 54CJ, 54CK, 54CL, 54CM, 54CN, 54CO, 54CP, 54CQ, 54CR, 54CS, 54CT, 54CU, 54CV, 54CW, 54CX, 54CY, 54CZ, 54DA, 54DB, 54DC, 54DD, 54DE, 54DF, 54DG, 54DH, 54DI, 54DJ, 54DK, 54DL, 54DM, 54DN, 54DO, 54DP, 54DQ, 54DR, 54DS, 54DT, 54DU, 54DV, 54DW, 54DX, 54DY, 54DZ, 54EA, 54EB, 54EC, 54ED, 54EE, 54EF, 54EG, 54EH, 54EI, 54EJ, 54EK, 54EL, 54EM, 54EN, 54EO, 54EP, 54EQ, 54ER, 54ES, 54ET, 54EU, 54EV, 54EW, 54EX, 54EY, 54EZ, 54FA, 54FB, 54FC, 54FD, 54FE, 54FF, 54FG, 54FH, 54FI, 54FJ, 54FK, 54FL, 54FM, 54FN, 54FO, 54FP, 54FQ, 54FR, 54FS, 54FT, 54FU, 54FV, 54FW, 54FX, 54FY, 54FZ, 54GA, 54GB, 54GC, 54GD, 54GE, 54GF, 54GG, 54GH, 54GI, 54GJ, 54GK, 54GL, 54GM, 54GN, 54GO, 54GP, 54GQ, 54GR, 54GS, 54GT, 54GU, 54GV, 54GW, 54GX, 54GY, 54GZ, 54HA, 54HB, 54HC, 54HD, 54HE, 54HF, 54HG, 54HH, 54HI, 54HJ, 54HK, 54HL, 54HM, 54HN, 54HO, 54HP, 54HQ, 54HR, 54HS, 54HT, 54HU, 54HV, 54HW, 54HX, 54HY, 54HZ, 54IA, 54IB, 54IC, 54ID, 54IE, 54IF, 54IG, 54IH, 54II, 54IJ, 54IK, 54IL, 54IM, 54IN, 54IO, 54IP, 54IQ, 54IR, 54IS, 54IT, 54IU, 54IV, 54IW, 54IX, 54IY, 54IZ, 54JA, 54JB, 54JC, 54JD, 54JE, 54JF, 54JG, 54JH, 54JI, 54JJ, 54JK, 54JL, 54JM, 54JN, 54JO, 54JP, 54JQ, 54JR, 54JS, 54JT, 54JU, 54JV, 54JW, 54JX, 54JY, 54JZ, 54KA, 54KB, 54KC, 54KD, 54KE, 54KF, 54KG, 54KH, 54KI, 54KJ, 54KK, 54KL, 54KM, 54KN, 54KO, 54KP, 54KQ, 54KR, 54KS, 54KT, 54KU, 54KV, 54KW, 54KX, 54KY, 54KZ, 54LA, 54LB, 54LC, 54LD, 54LE, 54LF, 54LG, 54LH, 54LI, 54LJ, 54LK, 54LL, 54LM, 54LN, 54LO, 54LP, 54LQ, 54LR, 54LS, 54LT, 54LU, 54LV, 54LW, 54LX, 54LY, 54LZ, 54MA, 54MB, 54MC, 54MD, 54ME, 54MF, 54MG, 54MH, 54MI, 54MJ, 54MK, 54ML, 54MM, 54MN, 54MO, 54MP, 54MQ, 54MR, 54MS, 54MT, 54MU, 54MV, 54MW, 54MX, 54MY, 54MZ, 54NA, 54NB, 54NC, 54ND, 54NE, 54NF, 54NG, 54NH, 54NI, 54NJ, 54NK, 54NL, 54NM, 54NN, 54NO, 54NP, 54NQ, 54NR, 54NS, 54NT, 54NU, 54NV, 54NW, 54NX, 54NY, 54NZ, 54OA, 54OB, 54OC, 54OD, 54OE, 54OF, 54OG, 54OH, 54OI, 54OJ, 54OK, 54OL, 54OM, 54ON, 54OO, 54OP, 54OQ, 54OR, 54OS, 54OT, 54OU, 54OV, 54OW, 54OX, 54OY, 54OZ, 54PA, 54PB, 54PC, 54PD, 54PE, 54PF, 54PG, 54PH, 54PI, 54PJ, 54PK, 54PL, 54PM, 54PN, 54PO, 54PP, 54PQ, 54PR, 54PS, 54PT, 54PU, 54PV, 54PW, 54PX, 54PY, 54PZ, 54QA, 54QB, 54QC, 54QD, 54QE, 54QF, 54QG, 54QH, 54QI, 54QJ, 54QK, 54QL, 54QM, 54QN, 54QO, 54QP, 54QQ, 54QR, 54QS, 54QT, 54QU, 54QV, 54QW, 54QX, 54QY, 54QZ, 54RA, 54RB, 54RC, 54RD, 54RE, 54RF, 54RG, 54RH, 54RI, 54RJ, 54RK, 54RL, 54RM, 54RN, 54RO, 54RP, 54RQ, 54RR, 54RS, 54RT, 54RU, 54RV, 54RW, 54RX, 54RY, 54RZ, 54SA, 54SB, 54SC, 54SD, 54SE, 54SF, 54SG, 54SH, 54SI, 54SJ, 54SK, 54SL, 54SM, 54SN, 54SO, 54SP, 54SQ, 54SR, 54SS, 54ST, 54SU, 54SV, 54SW, 54SX, 54SY, 54SZ, 54TA, 54TB, 54TC, 54TD, 54TE, 54TF, 54TG, 54TH, 54TI, 54TJ, 54TK, 54TL, 54TM, 54TN, 54TO, 54TP, 54TQ, 54TR, 54TS, 54TT, 54TU, 54TV, 54TW, 54TX, 54TY, 54TZ, 54UA, 54UB, 54UC, 54UD, 54UE, 54UF, 54UG, 54UH, 54UI, 54UJ, 54UK, 54UL, 54UM, 54UN, 54UO, 54UP, 54UQ, 54UR, 54US, 54UT, 54UU, 54UV, 54UW, 54UX, 54UY, 54UZ, 54VA, 54VB, 54VC, 54VD, 54VE, 54VF, 54VG, 54VH, 54VI, 54VJ, 54VK, 54VL, 54VM, 54VN, 54VO, 54VP, 54VQ, 54VR, 54VS, 54VT, 54VU, 54VV, 54VW, 54VX, 54VY, 54VZ, 54WA, 54WB, 54WC, 54WD, 54WE, 54WF, 54WG, 54WH, 54WI, 54WJ, 54WK, 54WL, 54WM, 54WN, 54WO, 54WP, 54WQ, 54WR, 54WS, 54WT, 54WU, 54WV, 54WW, 54WX, 54WY, 54WZ, 54XA, 54XB, 54XC, 54XD, 54XE, 54XF, 54XG, 54XH, 54XI, 54XJ, 54XK, 54XL, 54XM, 54XN, 54XO, 54XP, 54XQ, 54XR, 54XS, 54XT, 54XU, 54XV, 54XW, 54XZ, 54YA, 54YB, 54YC, 54YD, 54YE, 54YF, 54YG, 54YH, 54YI, 54YJ, 54YK, 54YL, 54YM, 54YN, 54YO, 54YP, 54YQ, 54YR, 54YS, 54YT, 54YU, 54YV, 54YW, 54YX, 54YY, 54YZ, 54ZA, 54ZB, 54ZC, 54ZD, 54ZE, 54ZF, 54ZG, 54ZH, 54ZI, 54ZJ, 54ZK, 54ZL, 54ZM, 54ZN, 54ZO, 54ZP, 54ZQ, 54ZR, 54ZS, 54ZT, 54ZU, 54ZV, 54ZW, 54ZX, 54ZY, 54ZZ

Notes :

- In the case of LTCG, the following points must be considered:
- * Cost of acquisition means the 'indexed' cost of acquisition.
 - ** Cost of improvement means the 'indexed' cost of improvement.
 - *** Specified exemptions include those to be provided U/S 54, 54B, 54D, 54E, 54F, 54G, 54H, 54I, 54J, 54K, 54L, 54M, 54N, 54O, 54P, 54Q, 54R, 54S, 54T, 54U, 54V, 54W, 54X, 54Y, 54Z, 54AA, 54AB, 54AC, 54AD, 54AE, 54AF, 54AG, 54AH, 54AI, 54AJ, 54AK, 54AL, 54AM, 54AN, 54AO, 54AP, 54AQ, 54AR, 54AS, 54AT, 54AU, 54AV, 54AW, 54AX, 54AY, 54AZ, 54BA, 54BB, 54BC, 54BD, 54BE, 54BF, 54BG, 54BH, 54BI, 54BJ, 54BK, 54BL, 54BM, 54BN, 54BO, 54BP, 54BQ, 54BR, 54BS, 54BT, 54BU, 54BV, 54BW, 54BX, 54BY, 54BZ, 54CA, 54CB, 54CC, 54CD, 54CE, 54CF, 54CG, 54CH, 54CI, 54CJ, 54CK, 54CL, 54CM, 54CN, 54CO, 54CP, 54CQ, 54CR, 54CS, 54CT, 54CU, 54CV, 54CW, 54CX, 54CY, 54CZ, 54DA, 54DB, 54DC, 54DD, 54DE, 54DF, 54DG, 54DH, 54DI, 54DJ, 54DK, 54DL, 54DM, 54DN, 54DO, 54DP, 54DQ, 54DR, 54DS, 54DT, 54DU, 54DV, 54DW, 54DX, 54DY, 54DZ, 54EA, 54EB, 54EC, 54ED, 54EE, 54EF, 54EG, 54EH, 54EI, 54EJ, 54EK, 54EL, 54EM, 54EN, 54EO, 54EP, 54EQ, 54ER, 54ES, 54ET, 54EU, 54EV, 54EW, 54EX, 54EY, 54EZ, 54FA, 54FB, 54FC, 54FD, 54FE, 54FF, 54FG, 54FH, 54FI, 54FJ, 54FK, 54FL, 54FM, 54FN, 54FO, 54FP, 54FQ, 54FR, 54FS, 54FT, 54FU, 54FV, 54FW, 54FX, 54FY, 54FZ, 54GA, 54GB, 54GC, 54GD, 54GE, 54GF, 54GG, 54GH, 54GI, 54GJ, 54GK, 54GL, 54GM, 54GN, 54GO, 54GP, 54GQ, 54GR, 54GS, 54GT, 54GU, 54GV, 54GW, 54GX, 54GY, 54GZ, 54HA, 54HB, 54HC, 54HD, 54HE, 54HF, 54HG, 54HH, 54HI, 54HJ, 54HK, 54HL, 54HM, 54HN, 54HO, 54HP, 54HQ, 54HR, 54HS, 54HT, 54HU, 54HV, 54HW, 54HX, 54HY, 54HZ, 54IA, 54IB, 54IC, 54ID, 54IE, 54IF, 54IG, 54IH, 54II, 54IJ, 54IK, 54IL, 54IM, 54IN, 54IO, 54IP, 54IQ, 54IR, 54IS, 54IT, 54IU, 54IV, 54IW, 54IX, 54IY, 54IZ, 54JA, 54JB, 54JC, 54JD, 54JE, 54JF, 54JG, 54JH, 54JI, 54JJ, 54JK, 54JL, 54JM, 54JN, 54JO, 54JP, 54JQ, 54JR, 54JS, 54JT, 54JU, 54JV, 54JW, 54JX, 54JY, 54JZ, 54KA, 54KB, 54KC, 54KD, 54KE, 54KF, 54KG, 54KH, 54KI, 54KJ, 54KK, 54KL, 54KM, 54KN, 54KO, 54KP, 54KQ, 54KR, 54KS, 54KT, 54KU, 54KV, 54KW, 54KX, 54KY, 54KZ, 54LA, 54LB, 54LC, 54LD, 54LE, 54LF, 54LG, 54LH, 54LI, 54LJ, 54LK, 54LM, 54LN, 54LO, 54LP, 54LQ, 54LR, 54LS, 54LT, 54LU, 54LV, 54LW, 54LX, 54LY, 54LZ, 54MA, 54MB, 54MC, 54MD, 54ME, 54MF, 54MG, 54MH, 54MI, 54MJ, 54MK, 54ML, 54MM, 54MN, 54MO, 54MP, 54MQ, 54MR, 54MS, 54MT, 54MU, 54MV, 54MW, 54MX, 54MY, 54MZ, 54NA, 54NB, 54NC, 54ND, 54NE, 54NF, 54NG, 54NH, 54NI, 54NJ, 54NK, 54NL, 54NM, 54NN, 54NO, 54NP, 54NQ, 54NR, 54NS, 54NT, 54NU, 54NV, 54NW, 54NX, 54NY, 54NZ, 54OA, 54OB, 54OC, 54OD, 54OE, 54OF, 54OG, 54OH, 54OI, 54OJ, 54OK, 54OL, 54OM, 54ON, 54OO, 54OP, 54OQ, 54OR, 54OS, 54OT, 54OU, 54OV, 54OW, 54OX, 54OY, 54OZ, 54PA, 54PB, 54PC, 54PD, 54PE, 54PF, 54PG, 54PH, 54PI, 54PJ, 54PK, 54PL, 54PM, 54PN, 54PO, 54PP, 54PQ, 54PR, 54PS, 54PT, 54PU, 54PV, 54PW, 54PX, 54PY, 54PZ, 54QA, 54QB, 54QC, 54QD, 54QE, 54QF, 54QG, 54QH, 54QI, 54QJ, 54QK, 54QL, 54QM, 54QN, 54QO, 54QP, 54QQ, 54QR, 54QS, 54QT, 54QU, 54QV, 54QW, 54QX, 54QY, 54QZ, 54RA, 54RB, 54RC, 54RD, 54RE, 54RF, 54RG, 54RH, 54RI, 54RJ, 54RK, 54RL, 54RM, 54RN, 54RO, 54RP, 54RQ, 54RR, 54RS, 54RT, 54RU, 54RV, 54RW, 54RX, 54RY, 54RZ, 54SA, 54SB, 54SC, 54SD, 54SE, 54SF, 54SG, 54SH, 54SI, 54SJ, 54SK, 54SL, 54SM, 54SN, 54SO, 54SP, 54SQ, 54SR, 54SS, 54ST, 54SU, 54SV, 54SW, 54SX, 54SY, 54SZ, 54TA, 54TB, 54TC, 54TD, 54TE, 54TF, 54TG, 54TH, 54TI, 54TJ, 54TK, 54TL, 54TM, 54TN, 54TO, 54TP, 54TQ, 54TR, 54TS, 54TT, 54TU, 54TV, 54TW, 54TX, 54TY, 54TZ, 54UA, 54UB, 54UC, 54UD, 54UE, 54UF, 54UG, 54UH, 54UI, 54UJ, 54UK, 54UL, 54UM, 54UN, 54UO, 54UP, 54UQ, 54UR, 54US, 54UT, 54UU, 54UV, 54UW, 54UX, 54UY, 54UZ, 54VA, 54VB, 54VC, 54VD, 54VE, 54VF, 54VG, 54VH, 54VI, 54VJ, 54VK, 54VL, 54VM, 54VN, 54VO, 54VP, 54VQ, 54VR, 54VS, 54VT, 54VU, 54VV, 54VW, 54VX, 54VY, 54VZ, 54WA, 54WB, 54WC, 54WD, 54WE, 54WF, 54WG, 54WH, 54WI, 54WJ, 54WK, 54WL, 54WM, 54WN, 54WO, 54WP, 54WQ, 54WR, 54WS, 54WT, 54WU, 54WV, 54WW, 54WX, 54WY, 54WZ, 54XA, 54XB, 54XC, 54XD, 54XE, 54XF, 54XG, 54XH, 54XI, 54XJ, 54XK, 54XL, 54XM, 54XN, 54XO, 54XP, 54XQ, 54XR, 54XS, 54XT, 54XU, 54XV, 54XW, 54XZ, 54YA, 54YB, 54YC, 54YD, 54YE, 54YF, 54YG, 54YH, 54YI, 54YJ, 54YK, 54YL, 54YM, 54YN, 54YO, 54YP, 54YQ, 54YR, 54YS, 54YT, 54YU, 54YV, 54YW, 54YX, 54YY, 54YZ, 54ZA, 54ZB, 54ZC, 54ZD, 54ZE, 54ZF, 54ZG, 54ZH, 54ZI, 54ZJ, 54ZK, 54ZL, 54ZM, 54ZN, 54ZO, 54ZP, 54ZQ, 54ZR, 54ZS, 54ZT, 54ZU, 54ZV, 54ZW, 54ZX, 54ZY, 54ZZ

- (i) Realisation expenses
- (ii) Cost of acquisition

Expenses connected with the transfer of a capital asset.

Determination of cost for acquisition

(A) C.O.A. of a non-depreciable asset

(a) Purchase price to be the C.O.A. (where the assessee has purchased the capital asset).

(b) Cost to the previous owner to be the C.O.A. (where the assessee has acquired the capital asset by way of operation of law i.e. gift or will, succession, partition or H.V.F., distribution of assets on the dissolution of firm etc.).

(cont) Note:

Where the previous owner has acquired the property in the aforementioned manner the previous owner of the property means the last previous owner who acquired the property by means other than those discussed above.

(C) Fair market value (F.M.V.) as on April 1, 2001 to be the cost of acquisition.

In the following situations the assessee may choose either the actual cost or the F.M.V. as on April 1, 2001 as the C.O.A. —

- Where the capital asset became the property of the assessee before April 1, 2001.
- Where the capital asset became the property of the assessee under Section 37 and the capital asset became the property of the previous owner before April 1, 2001.

(B) C.O.A. in the case of depreciable assets

(a) Where the entire block of assets does not cease to exist

(i) Where the net consideration (i.e. net of realisation

exclude the aggregate of (a) & (b) of the block of assets at the beginning of the previous year, and (b) actual cost of any asset falling within the block acquired during the p.y., such excess is deemed to be the S.T.C.G..

(ii) Where the net consideration is less than the aggregate of (a) & (b), such net consideration is deducted from the aggregate value for computing the W.D.V. for the purpose of calculating depreciation.

(b) Where the entire block of assets ceases to exist:

(i) Where the net consideration exceeds the aggregate of (a) & (b), such excess is S.T.C.G..

(ii) Where such net consideration is less than the aggregate of (a) & (b), the deficiency is S.T.C.G..

• Cost of improvement:

Cost of improvement means any expenditure of capital nature incurred by the assessee in making additions or alterations to the capital asset.

• How to determine indexed cost of acquisition & indexed cost of improvement:

In calculating the I.C.O.A./ICOI, the "Cost Inflation Index" (as discussed earlier) is to be used.

I.C.O.A./ICOI may be computed in any of the 5 possible situations:

(1) Where the capital asset is acquired by the assessee (not being in modes referred to in Sec. 49(1)) before April 1, 1981.

(2) Where a capital asset is acquired by the assessee (not being in modes referred to in Sec. 49(1)) on or after April 1, 1981.

ICOA

$$\text{ICOA} \times \frac{\text{CII for the year in which the asset is transferred}}{\text{CII for the previous year in which the asset was first held by the assessee (or by the previous owner in case of s. 49(1)), or for 1981-82, whichever is later.}}$$

ICOI

$$= \text{COI} \times \frac{\text{CII for the year in which the asset is transferred}}{\text{CII for the year in which improvement taken place}}$$

(2) Where a capital asset is acquired by the assessee before April 1, 1981 in one of the modes under section 49(1), and the same asset is originally acquired by the previous owner prior to April 1, 1981

Where a capital asset is acquired by the assessee on or after April 1, 1981 in one of the modes referred to in section 49(1), but it was originally acquired by the previous owner before April 1, 1981

Where a capital asset is acquired by the assessee on or after April 1, 1981 in one of the modes referred to in sec. 49(1), and it was originally acquired by the previous owner on or after April 1, 1981.

(The formula to be used in calculating ICOA / ICOI in each of the 5 possible situations is discussed earlier, as given in the book.) :

EXEMPTION OF CAPITAL GAINS AT A GLANCE

Section	Asset transferred	Who is entitled	Maximum holding period	Investment	New asset	Exemption	Prescribed treatment period for investment	Treatment of unutilised amount	Date of new asset
54	Residential house	Individual or HUF	36 months	Capital gains	Residential house	Capital gain invested	Within 1 year before or 2 years after transfer in the case of purchase of new house or 3 years after transfer in the case of construction of new house	Deposit in Capital Gain Account Scheme before the date of purchase or construction of new house	If sold within 3 years from the date of purchase or construction, exempted capital gain becomes taxable together with additional capital gain arising from transfer of new asset at LTCG.
54B	Agricultural land	Individual or HUF	Used by him or his parents for 24 months	Capital gains	Agricultural land	-DO-	Within 3 years after transfer	-DO-	-DO-
54D	Land or building for industrial undertaking	Any assessee	Used for 24 months	-DO-	Land or building for industrial undertaking	-DO-	Within 3 years after transfer	-DO-	-DO-
54EC	Long term capital asset	-DO-	LTCG	-DO-	Long term capital asset	-DO-	Within 6 months of transfer of original asset	-	If sold within 3 years, exempted capital gain will be made taxable as LTCG.
54EE	Long term capital asset (i.e. listed securities or mutual funds)	-DO-	-DO-	-DO-	Long term capital asset	-DO-	Within 6 months of transfer of original asset	-	If sold within 3 years, exempted capital gain will be made taxable as LTCG.
54F	Any asset other than residential house	Individual or HUF	-DO-	Net consideration	Residential house	Whole of CG or 50% of CG (whichever is lower) if not invested in residential house, the balance CG will be exempted.	Same as for Sec 54	-DO-	Same as for Sections 54, 54B, 54D, except that if sold within 3 years, it will be taxed as LTCG.
54G	Plant, machinery, land, building used for industrial undertaking	Any assessee	May be LTCG/STCG	Capital gains	Plant, machinery, land, building etc. for industrial undertaking in which the assessee is engaged in the business of manufacturing or processing of goods or power generation or distribution of electricity or any other business	Capital gain invested	Within 1 year before or 3 years after transfer	-DO-	Same as for Sections 54, 54B, 54D.

Notes: - Under all the above sections the amount deposited in the Capital Gain Account Scheme if not utilised within the prescribed time will be made taxable in the year in which the prescribed period expires.

(2) Additional condition for Sec 54F: The assessee should not own any other residential house on the date of transfer of the original asset, and should also not purchase or construct within 3 years after the transfer of the original asset, any residential house other than the one which is the new asset.