

Capital Gains Tax Calculation

Calculator Case Study

Mr. Raghav Chadda recently sold his house at Rs 70 lakh and wants to know what amount of capital gain tax he needs to pay. He consults you for the right calculations.

Assumptions:

House purchase price: 15 Lacs

House Purchase Date: 15/06/2004

House Improvement Date: 01/08/2010

House Improvement Cost: 5 Lacs.

House Sell Expense: 1 Lac.

House Sell Date: 01/11/2022

Capital Gains Tax Calculation For Mr. Raghav Chadda

Asset Details	House
Purchase Date	15-Jun-2004
Cost Of Purchase	₹ 15,00,000
Cost Inflation Index For FY 2004-05	113
Cost of Improvement in FY 2008-09	₹ 5,00,000
Sale Date	01-Nov-2022
Sales Price	₹ 70,00,000
Assumed Cost Inflation Index For FY 2022-23	331
Sales Expenses	₹ 1,00,000
Net Sales Consideration	₹ 69,00,000
Indexed Cost of Acquisition	₹ 56,01,834
Taxable Capital Gain	₹ 12,98,166
Applicable Tax	Long Term
Applicable Tax Rate	20 %
Applicable Tax	₹ 2,59,633

Cost Inflation Index for FY 2008-09 is 137,

* The above is for illustration purpose only.