

## 1. Calculation of Long Term Capital Gains

Sales Value Consideration ( $5000 \times 500$ )	25,00,000
(-) Cost of Acquisition (CA)	22,50,000
Long Term Capital Gains	2,50,000

## 2. Calculation of Capital Gains

Sales Value of House	25,00,000
(-) Cost of Acquisition ( $10,50,000 \times \frac{317}{254}$ )	13,10,433
Capital Gains for 2022-23	11,89,567

Total Taxable Income 14,39,567

## Tax Liability

LTCG on equity shares ( $2,50,000 - 1,00,000$ ) $\times 10\%$	15000
LTCG on sale of house $11,89,567 \times 20\%$	2,37,913
Add: CESS @ 4%	10116
Tax Payable	263029

Working Note 1:

(calculation of cost of Acquisition  
21,25,000

a) cost of Acquisition

b-1) FMV <sup>or</sup> of shares

22,50,000

b-1) Sales Value of shares

25,00,000

} Higher

} Lower

COA = 22,50,000