

## Guidance Note on Form 73 – Statement of Income Distributed by Securitization Trust to Investors

Name of form as per I.T. Rules, 1962	Form 64F	Name of form as per I.T. Rules, 2026	Form 73
Corresponding section of I.T. Act, 1961	115TCA	Corresponding section of I.T. Act, 2025	221
Corresponding Rule of I.T. Rules, 1962	12CC	Corresponding Rule of I.T. Rules, 2026	145

### Purpose

Form 73 is an individual investor-wise statement furnished by a Securitisation Trust to each of its investors under section 221 of the Income-tax Act, 2025. It reports the income paid or credited (or deemed to be credited) by the securitisation trust to each investor during the tax year and is generated on the basis of the consolidated Form 73 filed by such trust under Rule 145 of the Income Tax Rules, 2026. This form enables investors to correctly report pass-through income under appropriate heads of income in their ITR.

### Who Should File Form 73

Form 73 is not filed with the Income Tax Department. It is required to be:

1. Generated from the Income Tax Department system based on data submitted in Form 72; and
2. Furnished by every Securitisation Trust to each investor whose income has been distributed or credited during the tax year.

This includes investors of trusts registered under:

- SEBI (Public Offer and Listing of Securitised Debt Instruments) Regulations, 2008
- RBI Guidelines on Securitisation of Standard Assets
- SARFAESI Act, 2002
- Securitisation trusts set up by Reconstruction Companies / Securitisation Companies

## Frequency & Due Dates

Filing Type	Period Covered	Due Date of Filing
Form 73 to Investors	Tax Year	<b>30th June</b> of the financial year immediately following the tax year

Form 73 is auto-generated after Form 72 is filed by 15th June.

## Structure of Form 73

The Form is issued for each investor individually and comprises the following major sections:

**1. Basic Details of the Securitisation Trust-** This includes Name of the Securitisation Trust, PAN, Address, Email ID, Phone number and Tax Year. These details auto-populate from Form 72.

**2. Details of the Investor-** This Includes complete identification of the investor receiving income such as Name of Investor, PAN/Aadhar, Address, Classification of Income.

### 3. Income Distributed or Credited to the Investor

This is the core of Form 73. It specifies:

- Date(s) of payment or credit of income (New Field)
- Head-wise breakup of income distributed:
  - Income from House Property
  - Profits and Gains of Business or Profession
  - Capital Gains (with standard codes 1–7 for various LTCG/STCG categories)
  - Income from Other Sources
- Total income distributed to the investor

The income character is preserved exactly as if the investor earned it directly from underlying assets.

### 4. Verification by Authorised Person

A declaration by the person responsible for distribution of income affirming correctness and completeness of:

- Trust details
- Investor details
- Income amounts
- Dates of payment/credit

## **Documents/Information Required for Preparing Form 73**

Form 73 is automatically generated from the data filed in Form 72 (parent form) through the e-filing portal specified by the Principal Director General of Income-tax (Systems) or Director General of Income-tax (Systems). No separate documents need to be attached to Form 73 as it is a statement derived from the parent Form 72.

## **Process Flow for Generation and Furnishing of Form 73**

Securitisation Trust computes income under each head for the tax year and distributes or credits it to investors.

1. Trust prepares investor-wise income allocation.
2. Trust files Form 72 by 15th June on the Income-tax portal.
3. System auto-generates Form 73 for each investor based on the data in Form 72.
4. Trust logs into the portal, downloads each Form 73, and verifies the correctness.
5. Trust furnishes Form 73 to investors by 30th June.

## **Outcome of Processed Form 73**

### **For Securitisation Trust**

- Achieves statutory compliance under section 221 read with Rule 145.
- Ensures correct pass-through mechanism.

### **For Investors**

- Provides authoritative classification of income across heads for ITR.
- Enables correct tax reporting with preserved character (House Property/Business/Capital Gains/Others).
- Avoids mismatches in AIS/ITR compared to trust filings.

## **Broad or Qualitative Changes Reflected in Revised Form 73**

### **1. Mandatory addition of 'Date of Payment or Credit'**

- Earlier inconsistencies existed since Form 72 did not contain this field.
- Now reflected in both Form 72 and 73 for seamless auto-population.

## **Challenges and Solutions**

**Challenge:** Investors found inconsistencies between dates of credit in trust books vs Form 64E (Earlier form lacked this field).

**Solution:** Date of payment/credit included in both forms, allowing complete auto-consistency.

**Challenge:** Complexity in capital gains classification for investors.

**Solution:** Standardized capital gains codes ensure correct tax rate application and direct mapping to ITR schedules.

## **Common Changes made across Forms**

1. To make Forms system-friendly and enable e-filing and uploading, certain anomalies found due to grouping of Name, Designation, Address, PAN have been separated into different boxes.
2. Assessment / Financial / Previous year or years have been replaced with Tax year or years, wherever appearing in the Form.
3. Currency symbol "Rs." has been replaced with "₹".