

NSDL e-Governance Infrastructure Limited

eTutorial – TDS on sale of property

Tax Information Network of Income Tax
Department (managed by NSDL)



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TDS on Sale of Property

- As per Finance Bill of 2013, TDS is applicable on sale of immovable property wherein the sale consideration of the property exceeds or is equal to ₹50,00,000 (Rupees Fifty Lakhs).
- Sec 194 IA of the Income Tax Act, 1961 states that for all transactions with effect from June 1, 2013, Tax @ 1% should be deducted by the purchaser of the property at the time of making payment of sale consideration.



Payment of Tax

Tax so deducted should be deposited to the Government Account through any of the authorized bank branches using the e-Tax payment option available at NSDL



E-payment

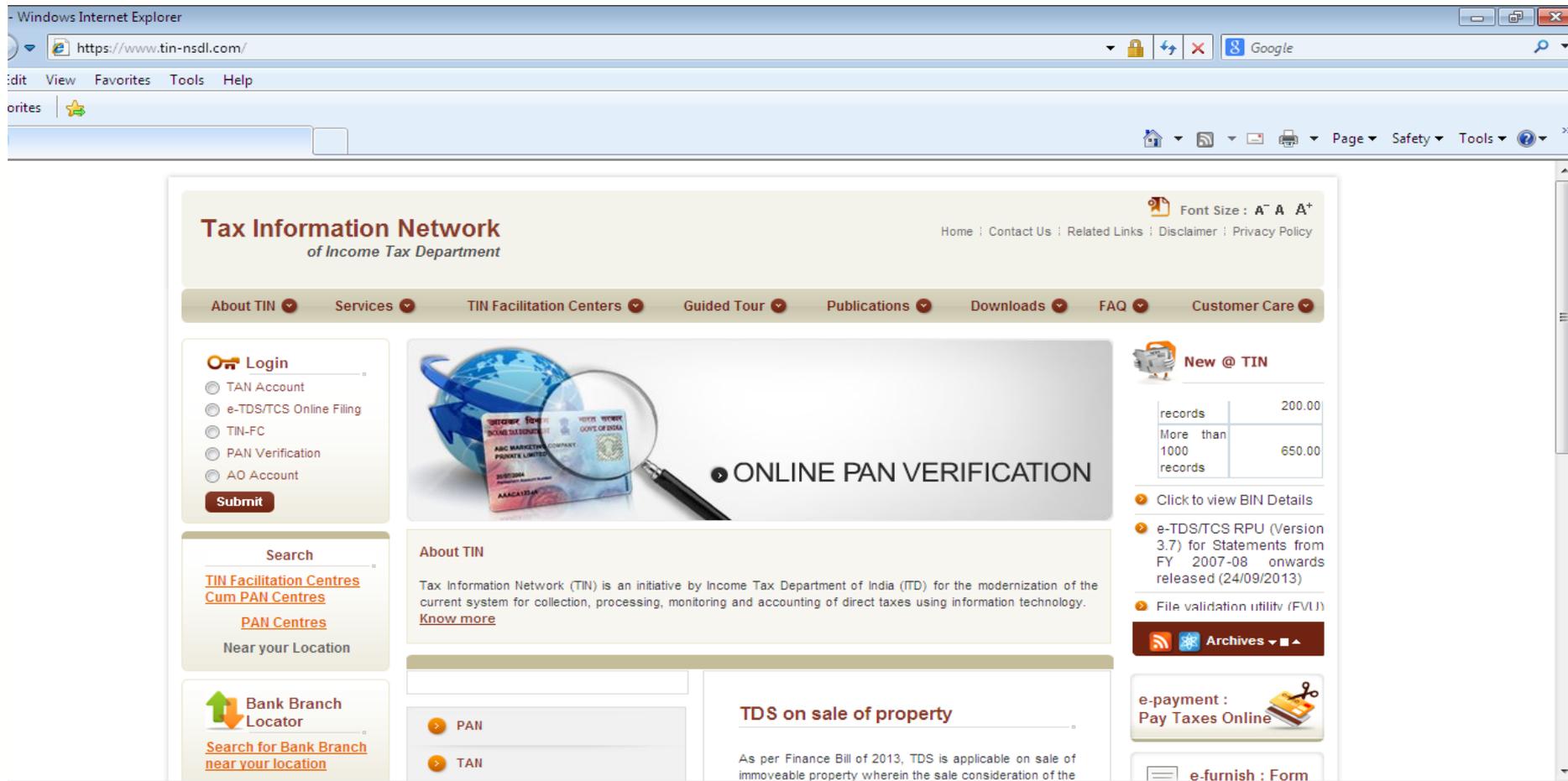
- E-Payment facilitates payment of taxes online by taxpayers.

Pre-requisite

- To have a net-banking account with any of the Authorized Banks
- For list of authorized banks, please refer <https://onlineservices.tin.nsd.com/etaxnew/Authorizedbanks.html>

Steps to pay tax online

- Log on to NSDL-TIN website (www.tin-nsdl.com)



The screenshot shows the NSDL-TIN website in a Windows Internet Explorer browser. The address bar displays <https://www.tin-nsdl.com/>. The website header includes the title "Tax Information Network of Income Tax Department" and navigation links such as "Home", "Contact Us", "Related Links", "Disclaimer", and "Privacy Policy". A secondary navigation bar contains dropdown menus for "About TIN", "Services", "TIN Facilitation Centers", "Guided Tour", "Publications", "Downloads", "FAQ", and "Customer Care".

On the left side, there is a "Login" section with radio buttons for "TAN Account", "e-TDS/TCS Online Filing", "TIN-FC", "PAN Verification", and "AO Account", followed by a "Submit" button. Below this is a "Search" section with links for "TIN Facilitation Centres Cum PAN Centres" and "PAN Centres Near your Location". At the bottom left is a "Bank Branch Locator" section with a link to "Search for Bank Branch near your location".

The main content area features a large banner for "ONLINE PAN VERIFICATION" with an image of a globe and a magnifying glass over a PAN card. Below the banner is an "About TIN" section describing the initiative by the Income Tax Department of India (ITD) for modernizing the tax system. A sidebar on the right titled "New @ TIN" contains a table with two rows of data:

records	200.00
More than 1000 records	650.00

Below the table are links for "Click to view BIN Details", "e-TDS/TCS RPU (Version 3.7) for Statements from FY 2007-08 onwards released (24/09/2013)", and "File validationn utility (FVLI)". There is also an "Archives" section with RSS and social media icons. At the bottom right, there is an "e-payment : Pay Taxes Online" section with a calculator icon and an "e-furnish : Form" section.

Steps to pay tax online

- Under TDS on sale of property, click on the option “Online form for furnishing TDS on property”

Near your Location

 **Bank Branch Locator**
[Search for Bank Branch near your location](#)

 **TIN Call Center**

Telephone :
020 - 27218080

Fax Number :
020 - 27218081

Email :
tininfo@nsdl.co.in

[PAN](#)

[TAN](#)

[e-TDS / TCS Filing](#)

[Online PAN Verification](#)

[Challan Status Enquiry](#)

[View Tax Credit](#)

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TDS on sale of property

As per Finance Bill of 2013, TDS is applicable on sale of immoveable property wherein the sale consideration of the property exceeds or is equal to Rs 50,00,000 (Rupees Fifty Lakhs). Sec 194 IA of the Income Tax Act, 1961 states that for all transactions with effect from June 1, 2013, Tax @ 1% should be deducted by the purchaser of the property at the time of making payment of sale consideration...

[more](#)

Introduction

[Online form for furnishing TDS on property \(Form 26QB\)](#)

[E-tax payment on subsequent date](#)

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FAQ

[Tutorial](#)

  Archives ▾ ▹ ▸

 **e-payment : Pay Taxes Online**

 **e-furnish : Form 15CA**

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Under TDS on sale of property, Click on the option 'Online form for furnishing TDS on property'

Click on the option "TDS on sale of property"

Steps to pay tax online

- Select Form for Payment of TDS on sale of Property

Tax Information Network

of Income Tax Department

e-Payment

[About Us](#)

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e-Payment facilitates payment of direct taxes online by taxpayers. To avail of this facility the taxpayer is required to have a net-banking account with any of the authorized Banks.

Select applicable challan

TDS on Property

[TDS on Sale of Property](#) (payment of TDS on Sale of property)

TDS/TCS

[CHALLAN NO./ITNS 281](#)

(Tax Deducted at Source / Tax Collected at Source (TDS/TCS) from corporates or non-corporates)

Non-TDS/TCS

[CHALLAN NO./ITNS 280](#)

(payment of Income tax & Corporation Tax)

[CHALLAN NO./ITNS 282](#)

(payment of Security Transaction Tax, Hotel Receipts Tax, Estate Duty, Interest Tax, Wealth Tax, Expenditure Tax /Other direct taxes & Gift tax)

[CHALLAN NO./ITNS 283](#)

(payment of Banking Cash Transaction Tax and Fringe Benefits Tax)

Click on the option "TDS on sale of property"

Steps to pay tax online



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Form 26QB Income Tax Department

Select Tax applicable for which payment is to be done

Select Financial Year from the drop down for which payment is to be done

Tax Applicable*

(0020)INCOME-TAX ON COMPANIES (CORPORATION TAX)

(0021)INCOME-TAX (OTHER THAN COMPANIES)

Financial Year*

Financial Year ▾

Assessment Year*

Assessment Year ▾

Type of Payment*

(800)TDS ON SALE OF PROPERTY

Mention PAN of Transferee/Buyer

Mention PAN of Transferor/Seller

Permanent Account No. (PAN) of Transferee (Payer/Buyer)*

Permanent Account No. (PAN) of Transferor (Payee/Seller)*

Category of PAN of Transferee

Category of PAN of Transferor

Full Name of the Transferee*

Name and status (as per Income Tax Department database) will be confirmed on confirmation screen

Re-enter PAN of Transferee/Buyer

Name and status (as per Income Tax Department database) will be confirmed on confirmation screen

Re-enter PAN of Transferor/Seller

Confirm Permanent Account No of Transferee*

Confirm Permanent Account No of Transferor*

Steps to pay tax online

Complete Address of the Transferee *

Name of premises/Building/ Village

Flat/Door/Block No.

Road/Street/Lane

City/District*

State*

Pin Code *

Email ID

Mobile No.

Whether more than one Transferee/Buyer*

Provide Complete address of Transferee/Buyer

Please select whether more than one Transferee/Buyer

Complete Address of the Transferor *

Name of premises/Building/ Village

Flat/Door/Block No.

Road/Street/Lane

City/District*

State*

Pin Code *

Email ID

Mobile No.

Whether more than one Transferor/Seller*

Provide Complete address of Transferor/Seller

Please select whether more than one Transferor/Seller

Steps to pay tax online

Property Details

Complete Address of the Property Transferred

Type of Property*

Name of premises/Building/ Village

Flat/Door/BlockNo.

Road/Street/Lane

City/District*

State*

Pin Code *

Date of Agreement/Booking *

Total Value of Consideration
(Property Value)*

Payment Type *

Provide Complete address of Property transferred

Mention the date of Agreement/Booking of property

Mention the Total value of consideration (Property Value)

Mention if the above payment is done in Lump sum or in Installments

Steps to pay tax online

Amount Paid/Credited

Please select Amount Paid/Credited from the list * (Mention Amount payable to the Transferor/Seller)

Crores	<input type="text" value="0"/> ▾	<input type="text"/>
Lakh	<input type="text" value="0"/> ▾	<input type="text"/>
Thousands	<input type="text" value="0"/> ▾	<input type="text"/>
Hundreds	<input type="text" value="0"/> ▾	<input type="text"/>
Tens	<input type="text" value="0"/> ▾	<input type="text"/>
Ones	<input type="text" value="0"/> ▾	<input type="text"/>

Please select the amount paid/credited (Enter the amount paid to the Transferor/Seller)

Please enter the amount paid/credited (Enter the amount paid to the Transferor/Seller)

Tax Deposit Details

Total Amount Paid/Credited*	<input type="text"/>
Please enter TDS rate (in %)*	<input type="text"/>
TDS Amount to be paid*	<input type="text"/>
Interest	<input type="text"/>
Fee	<input type="text"/>
Total payment	<input type="text"/>
Value in words	<input type="text"/>

Please enter the TDS rate (Tax rate at which the TDS was deducted by the purchaser at the time of purchase of the property)

Please enter the TDS amount to be paid (amount deducted by the purchaser at the time of purchase of the property)

Example

Amount Paid/Credited

Please select Amount Paid/Credited from the list * (Mention Amount payable to the Transferor/Seller)

Crores	<input type="text" value="1"/>	<input type="text" value="1"/>
Lakhs	<input type="text" value="0"/>	<input type="text" value="00"/>
Thousands	<input type="text" value="0"/>	<input type="text" value="00"/>
Hundreds	<input type="text" value="0"/>	<input type="text" value="0"/>
Tens	<input type="text" value="0"/>	<input type="text" value="0"/>
Ones	<input type="text" value="0"/>	<input type="text" value="0"/>

Amount entered here should match the Amount selected from the drop down list above

Tax Deposit Details

Total Amount Paid/Credited*	<input type="text" value="10000000"/>
Please enter TDS rate (in %)*	<input type="text" value="1"/>
TDS Amount to be paid*	<input type="text" value="100000"/>
Interest	<input type="text" value="0"/>
Fee	<input type="text" value="0"/>
Total payment	<input type="text" value="100000"/>
Value in words	<input type="text" value="One Lakhs Rupees"/>

TDS amount should be as per the TDS rate provided above. User will not be able to proceed in case of mismatch in the TDS amount

Steps to pay tax online

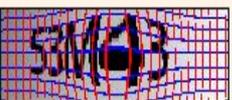
Mode of Payment e-tax payment immediately (through net banking facility) e-tax payment on subsequent date (e-payment of taxes by visiting any of the Bank branches)

Bank Name*

Date of Payment/Credit*
(Date of Payment to the Transferor/Seller) 1 Jun 2013

Date of Tax Deduction* 1 Jun 2013

Type the characters you see in the picture below. These characters are case sensitive.



Note:

- Enter valid 10-digit Permanent Account Number (PAN) first.
- Fields marked with * are mandatory.
- Do not enter double quotes (") in any of the fields.
- e-tax payment immediately will direct the taxpayer to the Net Banking Site.
- In case the taxpayer wish to opt for e-payment on subsequent date, ACK No. will be generated and the same has to be retained by taxpayer and presented to any of the authorized Bank for further payment.

Please select the mode of payment of Tax..

Please select the Bank through which payment is to be made

Please select the Date of Payment/Credit to the Transferor/Seller

Please select the Date of tax Deduction

Please enter the characters seen in the above picture.

After entering all the above required detail please click on PROCEED button to continue.

To Clear all the details mentioned in the above form, please click on Clear Form

To go to the homepage, please click on Home

Steps to pay tax online

- On proceed, confirmation page is displayed to verify the details entered

Form 26QB

Confirm Data Page

Tax Applicable	0021	Assessment Year	2014-15
Minor Head Code	800	Financial Year	2013-14
Permanent Account No. (PAN) of Transferee (Payer/Buyer)	AAAAA1111B	Permanent Account No. (PAN) of Transferor (Payee/Seller)	CCCCC2222D
Full Name of the Transferee	SALMAN RAJ KHAN	Full Name of the Transferor	HRITHIK SHAHID KAPOOR
Category of Transferee on the basis of PAN	Association of Persons	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	Indraprastha
Flat/Door/Block No.	C-20
Road/Street/Lane	Anushaktinagar
City/District	Mumbai
State	MAHARASHTRA
Pin Code	400094
Email ID	indraprastha@gmail.com
Mobile No.	8888888888

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Tax Deposit Details

Rate (in %)	<input type="text" value="1"/>
Total Amount paid/credited	<input type="text" value="12500000"/>
TDS Amount to be paid	<input type="text" value="125000"/>
Interest	<input type="text" value="0"/>
Fee	<input type="text" value="0"/>
Total payment	<input type="text" value="125000"/>
Value in words	<input type="text" value="One Lakhs Twenty Five Thousand Rupees"/>

Total Value of Consideration (Property Value)	<input type="text" value="17500000"/>
Mode of Payment	<input type="text" value="Online"/>
Bank Name	<input type="text" value="Vijaya Bank"/>

If all the above detail including the name displayed (as per ITD) is correct then, click on "Confirm" button

In case you have made a mistake in data entry, click on "EDIT" to correct the same.

The name and status of PAN is as per the ITD PAN Master. You are required to verify the name before making payment. In case any discrepancy is observed, please confirm the PAN entered by you. Any change required in the name displayed as per the PAN Master can be updated by filling up the relevant change request forms for PAN.

In case the status of the PAN is 'deleted' you are requested to contact your jurisdictional Assessing Officer for further course of action.

If the name is correct, then click on "Confirm"

Confirm

Edit

Steps to pay tax online

- On confirmation, nine digit alpha numeric Acknowledgment number would be generated

Please make a note of below points

Form 26QB

9 digit Acknowledgment Number

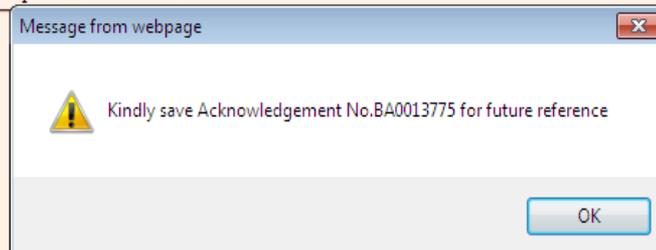
Your E-tax Acknowledgement Number is **BA0013775**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.

Tax Applicable	0021	Assessment Year	2014-15
Minor Head Code	800	Financial Year	2013-14
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAAAA1111B	Permanent Account No. (PAN) of Transferor (Payee/Seller)	CCCCC2222D
Full Name of the Transferee	SALMAN RAJ KHAN	Full Name of the Transferor	HRITHIK SHAHID KAPOOR
Category of Transferee on the basis of PAN	Association of Persons	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village Indraprastha
Flat/Door/Block No. C-20
Road/Street/Lane Anushaktinagar
City/District Mumbai



Steps to pay tax online



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Complete Address of the Property Transferred

Type of Property	Building
Name of premises/Building/ Village	Brindavan
Flat/Door/Block No.	D-20
Road/Street/Lane	Sitalbuldi
City/District	Nagpur
State	MAHARASHTRA
Pin Code	440001

Tax Deposit Details

Rate (in %)	1
Total Amount Paid/Credited	12500000
TDS Amount to be paid	125000
Interest	0
Fee	0
Total payment	125000
Value in words	One Lakhs Twenty Five Thousand Rupees

To do the required TDS payment, please click on 'Submit to the Bank' button

Total Value of Consideration (Property Value) 17500000

Mode of Payment	Online
Bank Name	Vijaya Bank

Click on the Option 'Print Form 26QB' to print Form 26QB

If the above is correct, then click on "Submit to the bank"

Note:

- Provision to Enter Amount Value is also given in the Bank's Site.
- Challan Tender Date will be the date of deposit/ date on which taxpayer has deposited challan in Bank
- This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Submit To the Bank

Print Form 26QB

Steps to pay tax online

- On clicking on Submit to the Bank, deductor will have to login to the net-banking site with the user ID/ password provided by the bank for net-banking purpose.
- On successful login, enter payment details at the bank site.
- On successful payment a challan counterfoil will be displayed containing CIN, payment details and bank name through which e-payment has been made. This counterfoil is proof of payment being made.



Points to remember

- Deduct tax @ 1% from the sale consideration.
- PAN of Seller as well as Purchaser should be mandatorily furnished in the online Form for furnishing information regarding the sale transaction.
- Do not commit any error in quoting the PAN or other details in the online Form as there is no online mechanism for rectification of errors. For the purpose of rectification you are required to contact Income Tax Department.
- While completing the Online form, please note the following points:-
 - Fields marked with * are mandatory
 - Do not enter double quotes (“ ”) in any of the fields.



Points to remember cont....

- TDS amount as per Form 26QB should be entered in the field '**Basic Tax**' (Income Tax) on the Bank's web-portal
- TDS certificate (Form 16B) will be based on "**Basic Tax**" (Income Tax) only.
- Taxpayer/ Buyer are advised to save the Acknowledgement Number for downloading the Form 16B from **TRACES** website.
- TDS certificate (Form 16B) will be available for download from the **TRACES** website after at least 2 days of deposit of tax amount at the respective Bank.
- Click on **View Acknowledgment Number** under TDS on Property by providing the relevant details for retrieving the Acknowledgment Number



View Acknowledgment Number

Near your Location

 **Bank Branch Locator**

[Search for Bank Branch near your location](#)

 **TIN Call Center**

Telephone :
020 - 27218080

Fax Number :
020 - 27218081

Email :
tininfo@nsdl.co.in

- > PAN
- > TAN
- > e-TDS / TCS Filing

- > Online PAN Verification
- > Challan Status Enquiry
- > View Tax Credit
- > e-Return Intermediary

- > **TDS on Sale of property New**
- > Status of Tax Refunds
- > Online TAN Registration
- > AIR - Status view for filers

Status of Form 24G

PAN View

- > Verification of TDS Certificate
- > Online AIN Registration
- > BIN View New

TDS on sale of property

As per Finance Bill of 2013, TDS is applicable on sale of immoveable property wherein the sale consideration of the property exceeds or is equal to Rs 50,00,000 (Rupees Fifty Lakhs). Sec 194 IA of the Income Tax Act, 1961 states that for all transactions with effect from June 1, 2013, Tax @ 1% should be deducted by the purchaser of the property at the time of making payment of sale consideration...

[more](#)

Introduction

Online form for furnishing TDS on property (Form 26QB)

E-tax payment on subsequent date

View Acknowledgement Number

List of Authorized Banks

FAQ

E-tutorial

  Archives ▾ ▹ ▸

e-payment :
Pay Taxes Online 

 e-furnish : Form
15CA

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Under TDS on sale of property, Click on the option 'View Acknowledgement Number'

View Acknowledgment Number

View is provided for the purpose of retrieving the Acknowledgement Number generated from TIN website issued to Transferee/Buyer

PAN of Transferee/Buyer*

Enter PAN of the Transferee/Buyer

PAN of Transferor/Seller*

Enter PAN of the Transferor/Seller

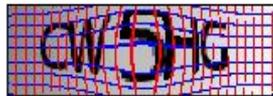
Total Payment*
(as entered in Form 26QB)

Enter Total Payment (as entered in Form 26QB)

Assessment Year*

Assessment Year ▼

Please select Assessment Year



Enter Text As Seen In Image (Case Sensitive)

Please enter the characters seen in the above picture.

After entering all the above required detail please click on Submit button to continue.

Submit

Note:

- Fields marked with * are mandatory.
- Enter valid 10-digit Permanent Account Number (PAN) of the Transferor and Transferee
- Provide details as mentioned in Form for TDS on property
- Mention Total Payment (as entered in Form 26QB) to view the details.
- TIN is not responsible for any mismatch in the details provided by Transferee/Buyer in the Form and the actual transaction of the Transferee/Buyer.

View Acknowledgment Number

Tax Information Network

of Income Tax Department

Your E-tax Acknowledgment Number is BA0013775

Permanent Account No of Transferee/Buyer	AAAAA1111B
Permanent Account No of Transferor/Seller	CCCCC2222D
Full Name of the Transferee/Buyer (as per Income Tax Database)	SALMAN RAJ KHAN
Assessment Year	2014-15

Note:

- The Acknowledgment No. generated will be valid only if the taxpayer makes a payment at Bank's site
- Taxpayer are advised to save above Acknowledgment No. for downloading Form 16B from TRACES website.

Thank You

In case of any further queries/concerns please contact our TIN Call Center at 020-27218080 or email us at

tininfo@nsdl.co.in