

NSDL e-Governance Infrastructure Limited

# eTutorial – TDS on sale of property

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



**NSDL**

Technology, Trust & Reach

# 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

# Option 1 :- Steps to pay tax offline

- Log on to NSDL-TIN website ([www.tin-nsdl.com](https://www.tin-nsdl.com/))

Windows Internet Explorer

https://www.tin-nsdl.com/

Font Size : A<sup>-</sup> A A<sup>+</sup>

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**Tax Information Network**  
of Income Tax Department

**Login**

- ☐ TAN Account
- ☐ e-TDS/TCS Online Filing
- ☐ TIN-FC
- ☐ PAN Verification
- ☐ AO Account

**Submit**

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[PAN Centres](#)

Near your Location

**Bank Branch Locator**

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

**ONLINE PAN VERIFICATION**

**About TIN**

Tax Information Network (TIN) is an initiative by Income Tax Department of India (ITD) for the modernization of the current system for collection, processing, monitoring and accounting of direct taxes using information technology.

[Know more](#)

**New @ TIN**

records	200.00
More than 1000 records	650.00

[Click to view BIN Details](#)

[e-TDS/TCS RPU \(Version 3.7\) for Statements from FY 2007-08 onwards released \(24/09/2013\)](#)

[File validation utility \(FVLI\)](#)

**Archives**

**e-payment : Pay Taxes Online**

**e-furnish : Form**

**TDS on sale of property**

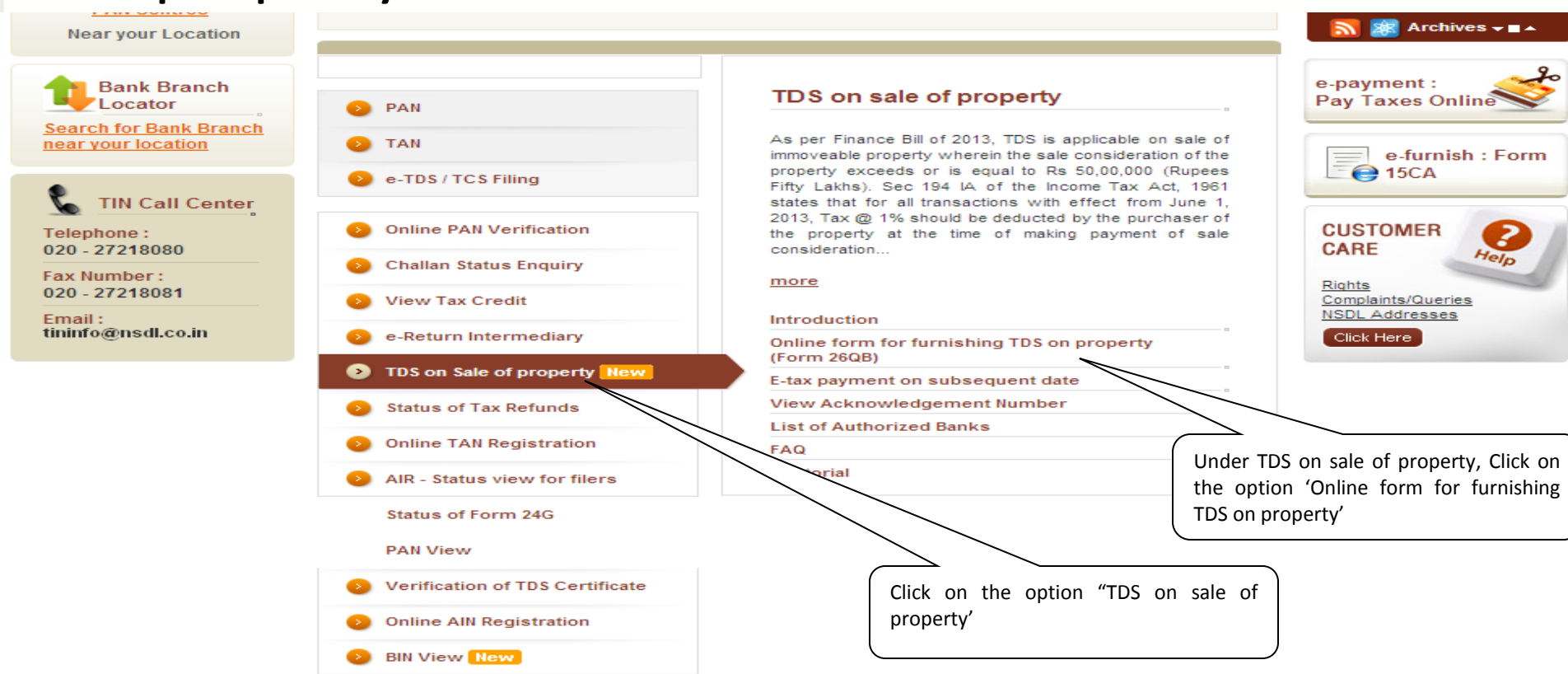
As per Finance Bill of 2013, TDS is applicable on sale of immoveable property wherein the sale consideration of the

PAN

TAN

# Steps to pay tax offline

- 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

**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**

**Material**

**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"**

**Navigation Links:**

- PAN
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- Online PAN Verification
- Challan Status Enquiry
- View Tax Credit
- e-Return Intermediary
- TDS on Sale of property New**
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- Online TAN Registration
- AIR - Status view for filers
- Status of Form 24G
- PAN View
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- Online AIN Registration
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# Steps to pay tax offline

- Select Form for Payment of TDS on purchase of Property

## Tax Information Network

*of Income Tax Department*

### e-Payment

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[Procedure](#)

[Authorized Banks](#)

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 offline



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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 the confirmation screen*

Re-enter PAN of  
Transferee/Buyer

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

Re-enter PAN of  
Transferor/Seller

Confirm Permanent Account No of Transferee\*

Confirm Permanent Account No of Transferor\*

# Steps to pay tax Offline



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## 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 offline

## Property Details

### Complete Address of the Property Transferred

Type of Property\*

Select

Name of premises/Building/ Village

Flat/Door/BlockNo.

Road/Street/Lane

City/District\*

State\*

State

Pin Code \*

Date of Agreement/Booking \*

1 Jun 2013

Total Value of Consideration  
(Property Value)\*

Payment Type \*

Select

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 offline

## 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="25"/>	<input type="text" value="25"/>
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\*

Please enter TDS rate (in %)\*

TDS Amount to be paid\*

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

Interest

Fee

Total payment

Value in words

# Steps to pay tax offline

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

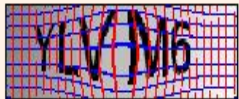
Please select the mode of payment of Tax..

Date of Tax Deduction\*

1 Jun 2013

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

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



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.

## Note:

- Enter valid 10-digit Permanent Account Number (PAN) for
- 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-tax 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.

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

To go to the homepage, please click on Home

[Proceed](#) [Clear Form](#) [Home](#)

# Steps to pay tax offline

- 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.	B-20
Road/Street/Lane	Anushaktinagar
City/District	Mumbai
State	MAHARASHTRA
Pin Code	400094
Email ID	indraprastha@gmail.com
Mobile No.	6666666666

# Steps to pay tax offline



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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="Offline"/>
Bank Name	<input type="text"/>

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 'Blocked' you are requested to contact your jurisdictional Assessing Officer for further course of action

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

# Steps to pay tax offline

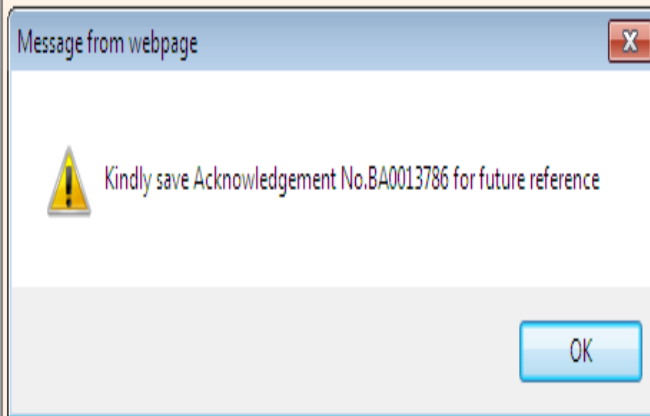
- On confirmation, nine digit alpha numeric Acknowledgment number would be generated

## TAX INFORMATION NETWORK

9 digit Acknowledgment Number

Acknowledgement slip for TDS on sale of immovable property:

PAN of the Transferee	AAAAA1111B
PAN of the Transferor	CCCCC2222D
Acknowledgement No.	BA0013786
Total Payment (In Rupees)	125000
Last Date of Payment (DD/MM/YYYY)	14/01/2014



# Steps to pay tax offline cont..

## TAX INFORMATION NETWORK

Acknowledgement slip for TDS on sale of immovable property:

PAN of the Transferee	AAAAA1111B
PAN of the Transferor	CCCCC2222D
Acknowledgement No.	BA0013786
Total Payment (In Rupees)	125000
Last Date of Payment (DD/MM/YYYY)	14/01/2014

### Instructions for the Transferee (Buyer) :

1. This advice slip must be presented to the bank / person who is making e-payment on your behalf.
2. All the payments have to be made to credit of the Income Tax Department through e-mode only.
3. Total Payment is rounded off to the nearest Rupee.
4. Please ensure that the payment is made of the same amount as mentioned above.
5. Please note the last date of payment. This is the date when the amount should have been credited to the Govt. account.
6. The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayer are advised to save above Acknowledgement slip for future reference.
7. 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 TDS amount at the respective Bank.

### Instructions for the Bank :

1. No physical challan should be accepted from the taxpayers against TDS on sale of immovable property.
2. No date entry of challan is required against above payment as only payment mode is permissible is e-payment.
3. Bank/ person making e-payment on behalf of the deductor shall visit [www.tin-nsdl.com](http://www.tin-nsdl.com) and click on the option 'TDS on Sale of Property'(e-tax payment subsequent date )
4. The acknowledgement number has to be entered along with the amount indicated above.
5. The bank / person making e-payment should ensure that the amount entered for e-payment is same as reflected above.
6. 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.

Please make a note of the Instructions for the Buyer and Bank

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

Print ACK Slip for payment through Bank Branches

Save ACK

Print ACK Slip for payment through Bank branches

Print Form 26QB

Please Save Acknowledgement Number for future reference



# Steps to pay tax offline

## ***OPTION 1:- e-payment of taxes by visiting any of the Bank branches***

- Take the Acknowledgment receipt to any of the authorized bank branches
- Authorized Bank branches would use the URL for e-Tax payment on subsequent date to re-enter the required details as provided in the acknowledgment receipt.
- On completion of the above, the Bank will make the payment through its net banking facility and provide you the challan counterfoil as acknowledgment for payment of taxes.

# Steps to pay tax offline cont..

## ***OPTION 2 :- E-tax payment on Subsequent Date***

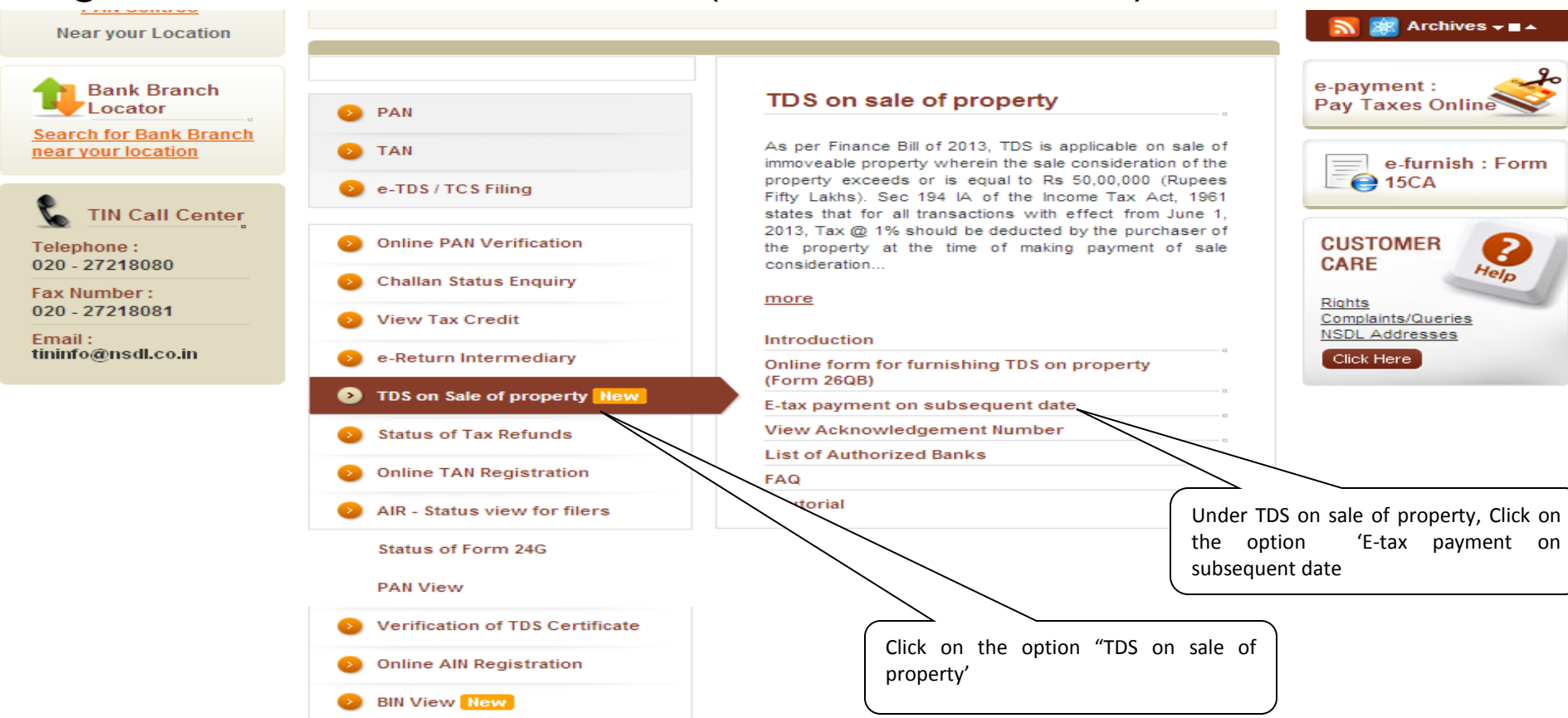
- In case you desire to make the payment through e-tax payment (netbanking account) subsequently, you may access the link **'E-tax payment on subsequent date'** under TDS on Sale of Property on the TIN website

### Pre-requisite

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

# Steps to pay e-tax on subsequent date

Log on to NSDL-TIN website ([www.tin-nsdl.com](http://www.tin-nsdl.com))



The screenshot shows the NSDL-TIN website interface. On the left, there are links for 'Near your Location', 'Bank Branch Locator', 'TIN Call Center', and a list of services including 'TDS on Sale of property' (marked as 'New'). The main content area is titled 'TDS on sale of property' and contains text about the Finance Bill of 2013, an introduction to the online form, and a list of authorized banks. On the right, there are links for 'e-payment : Pay Taxes Online', 'e-furnish : Form 15CA', and 'CUSTOMER CARE'. Two callouts are present: one pointing to the 'TDS on Sale of property' menu item and another pointing to the 'E-tax payment on subsequent date' link in the main content area.

**Left Sidebar:**

- 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](mailto:tininfo@nsdl.co.in)

**Main Content Area:**

### 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)

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- View Tax Credit
- e-Return Intermediary
- TDS on Sale of property New**
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- Online TAN Registration
- AIR - Status view for filers
- Status of Form 24G
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**Callouts:**

- Click on the option "TDS on sale of property"
- Under TDS on sale of property, Click on the option 'E-tax payment on subsequent date'

# Steps to pay e-tax on subsequent date

## Tax Information Network

of Income Tax Department

**Provide following details to verify TDS on Property (e-tax payment on subsequent date)**

View is provided for the purpose of e- payment of TDS on property 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

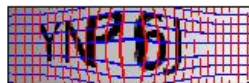
ACK No.\*

Please enter Acknowledgment Number

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.

**Submit**

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

### Note:

- Fields marked with \* are mandatory.
- Enter valid 10-digit Permanent Account Number (PAN) of the Transferor and Transferee
- Provide details as present in Form for TDS on property
- 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.

# Steps to pay e-tax on subsequent date

## Tax Information Network

of Income Tax Department

## e-Payment

Income Tax Department

Your E-tax Acknowledgment Number is BA0013786

Permanent Account No of Transferee/Buyer	AAAAA1111B
Permanent Account No of Transferor/Seller	CCCCC2222D
Full Name of the Transferee(as per Income Tax Database)	SALMAN RAJ KHAN
Assessment Year	2014-15
Bank Name	<input type="text" value="Bank Name"/>

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

**Note:**

- Challan Tender Date will be the date of deposit/dated in Bank
- Provision to Enter Amount Value is also given in the Bank's Site.
- Payment to be done through electronic mode only.

Please select the Bank through which payment is to be made

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

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

Print Ack Slip for payment through Bank branches

Submit to Bank for e-payment

Print Form 26QB

## Steps to pay e-tax on subsequent date cont..

- 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.

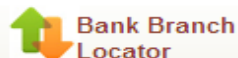
# Points to remember contd....

- 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



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



**TIN Call Center**

Telephone :  
020 - 27218080

Fax Number :  
020 - 27218081

Email :  
[tininfo@nsdl.co.in](mailto: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**

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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\*

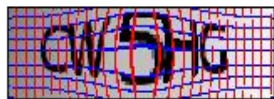
Enter PAN of the Transferor/Seller

Total Payment\*  
(as entered in Form 26QB)

Enter Total Payment (as entered in Form 26QB)

Assessment Year\*

Please select Assessment Year



Enter Text As Seen In Image (Case Sensitive)

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

**Submit**

Please enter the characters seen in the above picture.

**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](mailto:tininfo@nsdl.co.in)