



e-Tutorial – TDS on Sale of property

eTutorial – TDS on Sale of Property – e-Tax Payment **Immediately** through Net-Banking/Debit Card Facility



- 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.

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 Gov

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

Pre-requisite

- To have a Net-banking/Debit Card facility with any of the Authorized Banks
- For list of authorized banks, please refer <https://onlineservices.tin.egov-nsdl.com/etaxnew/Authorizedbanks.jsp>

- Deduct tax @ 1% from the '**Amount Paid/Credited**'
- PAN of Seller as well as Purchaser should be mandatorily furnished in the online Form for furnishing information regarding the sale transaction.
- As per the CBDT notification no. 30/2016 dated April 29, 2016, the due date of payment of TDS on transfer of immovable property is thirty days from the end of the month in which the deduction is made.
- 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 Assessing Officer (AO) of 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.

- 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 the website of Centralized Processing Cell of TDS (CPC-TDS).
- TDS certificate (Form 16B) will be available for download from the website of Centralized Processing Cell of TDS (CPC-TDS), 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

Steps to pay tax -Online

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



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Online Tax Accounting System (OLTAS)

Refund Status

Demand Payment

Challan Status Inquiry

Income and Corporate Taxes

TDS on Sale of Property

Caution - Online PAN applicants

Biometric Aadhaar Authentication is required for Aadhaar linking in cases of Demographic Data mismatch in PAN and Aadhaar. [Click here to download Aadhaar Seeding](#)

Steps to pay tax -Online

- Under 'Services' Menu, click on 'TDS on Sale of Property' and click on the option "Online form for furnishing 'TDS on Sale of Property (Form 26QB)"

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- > e-TDS/e-TCS
- > Annual Information Return (AIR)
- > TAN
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- > OLTAS
- > e-payment: Pay Taxes Online
- > e-Return Intermediary
- > Online PAN Verification
- > Form 24G
- > Online AIN Registration
- > Status of Tax Refunds
- > Challan Status Inquiry
- > TDS on Sale of Property
- > Equalization Levy
- > TDS on Rent of Property

Click on the option "TDS on sale of property"

Contractors and Professionals

TDS on Sale of Property

Introduction

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

E-tax payment on subsequent date

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 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. Tax so deducted should be deposited to the Government Account through any of the authorised bank branches.

Detailed procedure for furnishing TDS and E-payment is available at the website. The authorised branches are listed in the Annexure. The authorised branches are listed in the Annexure. The authorised branches are listed in the Annexure.

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

Points to be remembered by the Purchaser of the Property:

Search

- TIN Facilitation Centers cum PAN centers
- PAN Centers

Branch Locator

Steps to pay tax -Online

- Select form for 'TDS on Sale of Property (Form 26QB). Form 26QB can be accessed directly through 'Services' menu by clicking on "**e-payment: Pay tax Online**".

e-Payment of Taxes

TDS/TCS

CHALLAN NO./ITNS 281

Payment of TDS/TCS by Company or Non Company Deductee

[Proceed](#)

NON-TDS/TCS

CHALLAN NO./ITNS 280

Payment of Advance tax, Self-Assessment tax, Tax on Regular Assessment, Surtax, Tax on Distributed Profits of Domestic Company and Tax on Distributed income to unit holders.

[Proceed](#)

CHALLAN NO./ITNS 282

Payment of Securities transaction tax, Estate duty, Wealth-tax, Gift-tax, Interest-tax, Expenditure/other tax, Hotel Receipt tax and Commodities transaction tax

[Proceed](#)

CHALLAN NO./ITNS 283

Payment of Banking Cash Transaction Tax (BCTT) and Fringe Benefits Tax (FBT)

[Proceed](#)

Equalization

Click on the option "TDS on sale of property (Form 26QB)"

CHALLAN NO./ITNS 284

Payment of Equalization

[Proceed](#)

Income Declaration Scheme,

CHALLAN NO./ITNS 286

Payment under Income Declaration Scheme, 2016

[Proceed](#)

Pradhan Mantri Garib Kalyan Yojana, 2016 (PMGKY)

CHALLAN NO./ITNS 287

Payment under Pradhan Mantri Garib Kalyan Yojana, 2016 (PMGKY)

[Proceed](#)

TDS on Payment to Resident Contractors and Professionals (Form 26QD)

Payment to Resident Contractors, Payment of Commission, Brokerage charges and Fees for Professional Services.

[Proceed](#)

TDS on Property (Form 26QB)

Payment of TDS on Sale of Property

Demand Payment for TDS on Property

Payment of demand raised by CPC-TDS against TDS on Sale of

TDS on Rent of Property (Form 26QC)

Payment of TDS on Rent of Property

Demand Payment for Rent on Property

Payment of demand raised by CPC-TDS against TDS on Rent of

Steps to pay tax -Online

Form 26QB

⌚ Time remaining: 29 minutes 28 seconds

SPECIAL INSTRUCTIONS

- Enter valid 10-digit Permanent Account Number (PAN)
- 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 get generated and the same has to be retained by taxpayer and presented to any of the authorized Bank for further payment
- Provision to enter Tax amount (i.e. Basic Tax, Interest and Fee) is given in the Bank's site
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E

1. Taxpayer Info

2. Address

Select Tax applicable for which payment is to be done

4. Payment Info

Tax Applicable* ⓘ (0020) Corporation Tax (Companies)
 (0021) Income Tax (Other than Companies)

Financial / Assessment Year will be populated on the basis of Date of Payment / Credit Selected in the Form

Financial Year

Financial Year will be populated on the basis of Date of Payment/Credit selected in the Form

Assessment Year

Assessment Year will be populated on the basis of Date of Payment/Credit selected in the Form

Type of Payment* (800) TDS on Sale of Property

Steps to pay tax -Online

Type of Payment* (800) TDS on Sale of Property

Select Status of the Payee/Seller/Transferor

Status of the Payee/Seller/Transferor* Resident

Non-Resident

In case the status of the Seller is Non-Resident, Form 26QB will not be applicable. The correct form to be used is Form 27Q.

Mention PAN of Transferee/Buyer

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

Category of PAN of Transferee

Full Name (Masked) of the Transferee

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

Re-enter PAN of Transferee/Buyer

Confirm Permanent Account No. of Transferee*

Mention PAN of Transferor/Seller

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

Category of PAN of Transferor

Full Name (Masked) of the Transferor

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

Confirm Permanent Account No. of Transferor*

Re-enter PAN of Transferor/Seller

Click on option Next to proceed

Previous **Next**

Steps to pay tax -Online

1. Taxpayer Info

2. Address

3. Property Details

4. Payment Info

COMPLETE ADDRESS OF THE TRANSFEREE ⓘ

Provide Complete address of Transferee/Buyer

Name of premises/Building/ Village

Flat/Door/Block No.

Road/Street/Lane

City/District*

State*

State



Pin Code*

Email ID*

Mobile No.

Whether more than one Transferee/Buyer*

Select



Please select whether more than one Transferee/Buyer

Steps to pay tax -Online

COMPLETE ADDRESS OF THE TRANSFEROR ⓘ

Provide Complete address of Transferor/Seller

Name of premises/Building/ Village

Flat/Door/Block No.

Road/Street/Lane

City/District*

State*

State



Pin Code*

Email ID

Mobile No.

Whether more than one
Transferor/Seller*

Select



Please select whether more than one
Transferor /Seller

Click on option Next to
proceed

Previous

Next

Steps to pay tax -Online

⌚ Time remaining: 23 minutes 34 seconds

SPECIAL INSTRUCTIONS ▼

1. Taxpayer Info

2. Address

3. Property Details

4. Payment Info

COMPLETE ADDRESS OF THE PROPERTY TRANSFERRED ⓘ

Provide Complete address of Property transferred

Type of Property*

Select



Name of premises/Building/ Village

Flat/Door/Block No.

Road/Street/Lane

City/District*

State*

State



Pin Code*

Steps to pay tax -Online

Date of Agreement/Booking*

DD

MM

YYYY

Select the date of Agreement/Booking of property

Total Value of Consideration
(Property Value)*

Payment Type*

Select

Mention the Total value of consideration (Property Value)

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

AMOUNT PAID/CREDITED ⓘ

Based on the Payment Type selected i.e. Installment/Lumpsum, taxpayers are required to select the values from the dropdown. Values selected will be the amount payable to the Transferor/Seller on which tax will be deducted.

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

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

Crores 0

Lakhs 0

Thousands 0

Hundreds 0

Tens 0

Steps to pay tax -Online

Tens

Ones

Please re-enter Total Amount Paid/Credited (Enter the amount paid to the Transferor/Seller)

TAX DEPOSIT DETAILS

Total Amount Paid/Credited*

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

Rate of TDS (in %)**

ⓘ

Basic Tax (TDS Amount to be paid)*

Please enter the TDS amount to be paid (amount deducted by the Transferee/ Payer /Buyer)

Interest

Fee

Value should be entered in 'Fee' only when taxpayer is liable to pay Fee amount under section 234E of the Income Tax Act read with Rule 31A(4A) of the Income Tax Rules. For more information, please refer FAQ on Fee.

Total payment

Value in words

[Previous](#) [Next](#)

Steps to pay tax -Online

Form 26QB

Time remaining: 27 minutes 11 seconds

SPECIAL INSTRUCTIONS

Please select the mode of payment of Tax.

Please select the Bank through which payment is to be made

Date of Tax Deduction should be same as Date of Payment/Credit, else the same may result in Demand notice for late deduction

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

Please enter the characters seen in the above picture

To go the previous page, please click on 'Previous'

To go to the Homepage, please click on 'Back'

To clear the details entered, please click on 'Clear'

Please select the 'Date of Tax Deduction'

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

Previous Clear Proceed Back

Steps to pay tax -Online

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

Form 26QB Confirmation Page

Upon clicking on 'Proceed' button, confirmation page is displayed to verify the details entered

🕒 Time remaining: 29 minutes 46 seconds

Please confirm your information before proceeding

SPECIAL INSTRUCTIONS ^

TAXPAYER INFO

Tax Applicable	0021
Financial Year	2019-20
Assessment Year	2020-21
Minor Head Code	800
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	<input type="text"/>
Full Name (Masked) of the Transferee	<input type="text"/>
Category of Transferee on the	Individual

Steps to pay tax -Online

By submitting data to us and/or using our web site www.tin-nsdl.com, you give your consent that all personal data/information that you submit to avail tax related services from NSDL e-Governance Infrastructure Limited may be received, stored, processed, transmitted and or made available for view/use as mandated by law or otherwise, shall be dealt with by us in the manner and for the purposes specified/as described in the [Privacy Policy](#) or as mandated by law.

NSDL e-Governance Infrastructure Privacy Policy describes the current policies and practices with regard to Personal Data collected by NSDL e- Governance Infrastructure Limited through the website www.tin-nsdl.com. The term "Personal Data" refers to personally identifiable information about you, such as your name, birth date, telephone number, e-mail address or mailing address.

User may review / amend the information submitted and also have an option to withdraw his/her consent anytime in relation to the information so provided . In case of withdrawal of consent, NSDL e- Governance Infrastructure Ltd. has the option not to provide the services for which the concerned information was sought. The withdrawal of consent shall not affect the lawfulness of information processing based on consent before its withdrawal.

Please accept the consent by selecting this tick-box.

I agree

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

Edit

Confirm

Before clicking on the Confirm button, you are requested to once again verify the details entered. In case of any mismatch, you can rectify the same by selecting the "Edit" option.

Steps to pay tax online

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Form 26QB

⌚ Time remaining: 29 minutes 57 seconds

Acknowledgement Number

⚠ Kindly save Acknowledgement No.AG0000431 for future reference

Close

Acknowledgement number is generated.

Please take note of Acknowledgment number for future use.

Your E-tax Acknowledgement Number is AG0000431

- 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.

⌚ Time remaining: 29 minutes 43 seconds

Please make a note of below points

Form 26QB

Your E-tax Acknowledgement Number is AG0000431

9 digit Acknowledgement number

- 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.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Steps to pay tax -Online

paid)

Interest 0

Fee 0

Total payment 1000.00

Value in words **One Thousand Rupees and paise**

Mode of Payment **Online (Net-Banking)**

Bank Name* **HDFC Bank**

Date of Payment/Credit* **01/12/2019**

Date of Tax Deduction* **01/12/2019**

Click on "Submit to the Bank" to make the payment of taxes

Print Form 26QB

Submit To the Bank

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

On clicking on Submit to the Bank, taxpayer will be redirected to the Banks payment gateway i.e. Net-Banking/Debit Card web page. Taxpayer will login to the net-banking site with the user ID/ password provided by the bank for net-banking purpose. In case the taxpayer has selected the Debit Card option, he or she will enter the required card details.

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.

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TDS on Sale of Property

Introduction

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

E-tax payment on subsequent date

Print Form 26QB

Demand Payment

View Acknowledgment Number

List of Authorized Banks

FAQ

e-Tutorial on TDS on sale of property

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. Tax so deducted should be deposited to the Government Account through any of the authorised bank branches.

Detailed procedure, user friendly e-tutorial, list of Bank branches authorised to accept TDS and Frequently Asked Questions (FAQs) are available on this website for reference.

Points to be remembered by the Purchaser of the Property:

1. Deduct tax @ 1% from the sale consideration.
2. Collect the Permanent Account Number (PAN) of the Seller and verify the same with the Original PAN card.
3. 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.

Points to be remembered by the Purchaser of the Property:

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

Search

- TIN Facilitation Centers cum PAN centers
- PAN Centers

Branch Locator

- Search for Bank Branch near your location

Pay taxes Online

- e-Payment facilitates payment of taxes online by taxpayers

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

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)

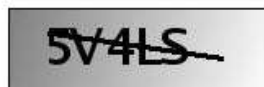
Enter Total Payment (as entered in Form 26QB)


Assessment Year*

Assessment Year

Please select Assessment Year

Captcha Code*



 click to refresh image

(Enter text as in above image)

Please enter the characters seen in the above picture.

Proceed

Back

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



🕒 Time remaining: 29 minutes 54 seconds

YOUR E-TAX ACKNOWLEDGMENT NUMBER IS AG7705272

Permanent Account No. of
Transferee/Buyer

Permanent Account No. of
Transferor/Seller

Full Name of the Transferee/Buyer
as per Income Tax Department
database (Masked)

Assessment Year **2020-21**

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 e-mail us at tininfo@nsdl.co.in