

Open the Below Link

<https://www.tin-nsdl.com/faqs/tds-on-sale-of-property/TDS-Introduction.html>

Click on "Online form for furnishing TDS on Property (Form 26QB)"

Facilitation Network
Income Tax Department

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TDS on Sale of Property

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www.tin-nsdl.com/etaxnew/tdsontds.jsp

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. 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.
4. 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 Seller of the Property:

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
- Click to pay tax online

Now click on "TDS on Property (Form 26Qb)"

<h4>Equalization Levy</h4> <p>CHALLAN NO./ITNS 285 Payment of Equalization Levy</p> <p><input type="button" value="Proceed"/></p>	<h4>Income Declaration Scheme, 2016</h4> <p>CHALLAN NO./ITNS 286 Payment under Income Declaration Scheme, 2016</p> <p><input type="button" value="Proceed"/></p>	<h4>Pradhan Mantri Garib Kalyan Yojana, 2016 (PMGKY)</h4> <p>CHALLAN NO./ITNS 287 Payment under Pradhan Mantri Garib Kalyan Yojana, 2016 (PMGKY)</p> <p><input type="button" value="Proceed"/></p>	<h4>TDS on Payment to Resident Contractors and Professionals (Form 26QD)</h4> <p>Payment to Resident Contractors, Payment of Commission, Brokerage charges and Fees for Professional Services.</p> <p><input type="button" value="Proceed"/></p>
<h4>TDS on Property (Form 26QB)</h4> <p>Payment of TDS on Sale of Property</p> <p><input type="button" value="Proceed"/></p>	<h4>Demand Payment for TDS on Property</h4> <p>Payment of demand raised by CPC-TDS against TDS on Sale of Property</p> <p><input type="button" value="Proceed"/></p>	<h4>TDS on Rent of Property (Form 26QC)</h4> <p>Payment of TDS on Rent of Property</p> <p><input type="button" value="Proceed"/></p>	<h4>Demand Payment for Rent on Property</h4> <p>Payment of demand raised by CPC-TDS against TDS on Rent of Property</p> <p><input type="button" value="Proceed"/></p>

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Site is best viewed in IE 11+ and Chrome 64+

Furnish/select the below Detail

Tax applicable – (0021) Income Tax (other than companies)

Status of Payee/Seller/Transferor – Resident

PAN of Transferee (Payer/Buyer) – Enter Your PAN

Confirm PAN of Transferee (Payer/Buyer) – Re Enter your PAN Details

PAN of Transferor (Payee/Seller) – Enter Seller PAN Details (Already entered in below screenshot for your ref)

Confirm PAN of Transferor (Payee/Seller) – Re Enter Seller PAN Details

Click Next

The screenshot shows a web form with a progress bar at the top containing four steps: 1. Taxpayer Info (highlighted in green), 2. Address, 3. Property Details, and 4. Payment Info.

The 'Taxpayer Info' section contains the following fields and options:

- Tax Applicable***: Radio buttons for (0020) Corporation Tax (Companies) and (0021) Income Tax (Other than Companies). (0021) is selected.
- Financial Year**: A dropdown menu labeled 'Financial Year'. Below it, a note states: 'Financial Year will be populated on the basis of Date of Payment/Credit selected in the Form'.
- Assessment Year**: A dropdown menu labeled 'Assessment Year'. Below it, a note states: 'Assessment Year will be populated on the basis of Date of Payment/Credit selected in the Form'.
- Type of Payment***: Radio buttons for (800) TDS on Sale of Property (selected) and another option.
- Status of the Payee/Seller/Transferor***: Radio buttons for Resident (selected) and Non-Resident.
- Permanent Account No. (PAN) of Transferee(Payer/Buyer)***: An empty text input field with an information icon.
- Category of PAN of Transferee**: A greyed-out dropdown menu.
- Full Name (Masked) of the Transferee**: A text input field with a note: 'Name and status as per Income Tax Department database (Masked) will be displayed on confirmation screen'.
- Confirm Permanent Account No. of Transferee***: An empty text input field with an information icon.
- Permanent Account No. (PAN) of Transferor (Payee/Seller)***: A text input field containing 'AADCE2616L' with an information icon.
- Category of PAN of Transferor**: A dropdown menu containing 'Company'.
- Full Name (Masked) of the Transferor**: A text input field with a note: 'Name and status as per Income Tax Department database (Masked) will be displayed on confirmation screen'.
- Confirm Permanent Account No. of Transferor***: A text input field containing 'AADCE2616L' with an information icon.

At the bottom right, there are two buttons: 'Previous' (greyed out) and 'Next' (yellow).

Complete Address of the Transferee – Enter your Current/Residential Address (Mobile Number & Email ID is compulsory for A/c Creation)

Whether more than one Transferee/Buyer – Select “YES” in case property is in joint name else select “NO”

Complete Address of the Transferor – Enter Seller Address (Already Filled for your ref.) (Mobile number is not compulsory)

Whether more than one Transferor/Buyer – Select “NO”

Click Next

COMPLETE ADDRESS OF THE TRANSFEREE ⓘ

Name of premises/Building/ Village	<input type="text"/>
Flat/Door/Block No.	<input type="text"/>
Road/Street/Lane	<input type="text"/>
City/District*	<input type="text"/>
State*	<input type="text" value="State"/>
Pin Code*	<input type="text"/>
Email ID*	<input type="text"/>
Mobile No.	<input type="text"/>
Whether more than one Transferee/Buyer*	<input type="text" value="Select"/> ⓘ

COMPLETE ADDRESS OF THE TRANSFEROR ⓘ

Name of premises/Building/ Village	<input type="text" value="Vardhman Mayur Market"/>
Flat/Door/Block No.	<input type="text" value="Shop No. 111"/>
Road/Street/Lane	<input type="text" value="CSC Kondli"/>
City/District*	<input type="text" value="New Delhi"/>
State*	<input type="text" value="DELHI"/>
Pin Code*	<input type="text" value="110096"/>
Email ID	<input type="text" value="CRM@CRCGROUP.IN"/>
Mobile No.	<input type="text"/>
Whether more than one Transferor/Seller*	<input type="text" value="No"/> ⓘ

Previous

Next

Complete Address of the Property Transferred – Enter your property details of ATS Destinaire

- Enter Your **FLAT NO**, Rest details filled for your ready reference in below screenshot

Date of Agreement/Booking – Enter the Agreement Date or the Booking Date

Total Value of Consideration –Refer **“Break Up of Total Price”** in Schedule VII of your Agreement and enter the value shown under **“Total Price”**

Payment Type – select **“Installment”**

COMPLETE ADDRESS OF THE PROPERTY TRANSFERRED ⓘ

Type of Property*	Building (Shops, Apartments, ▼)
Name of premises/Building/ Village	CRC SUBLIMIS
Flat/Door/Block No.	
Road/Street/Lane	PLOT NO GH 11A, SECTOR 1
City/District*	WEST GREATER NOIDA
State*	UTTAR PRADESH ▼
Pin Code*	201308
Date of Agreement/Booking*	DD ▼ MM ▼ ⓘ YYYY ▼
Total Value of Consideration (Property Value)*	ⓘ
Payment Type*	Installment ▼ ⓘ

Amount Paid/Credited – Select the drop down as per the Amount payable/paid to Seller

TAX Deposit Details –

- **Total Amount Paid/Credited** –Amount payable/paid to Seller (same as above)
- **Basic Tax (TDS amount to be paid)** – Enter 1% of the Total amount Paid/Credited
- **Interest/fee – Client has to calculate** (if applicable), For TDS paid on time it will always be ZERO

Click NEXT

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)

Crores	0	▼	<input type="text"/>
Lakhs	0	▼	<input type="text"/>
Thousands	0	▼	<input type="text"/>
Hundreds	0	▼	<input type="text"/>
Tens	0	▼	<input type="text"/>
Ones	0	▼	<input type="text"/>

TAX DEPOSIT DETAILS

Total Amount Paid/Credited*	<input type="text"/>	ⓘ
Rate of TDS (in %)**	1	ⓘ
Basic Tax (TDS Amount to be paid)*	<input type="text"/>	ⓘ
Interest	<input type="text"/>	
Fee	<input type="text"/>	

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	<input type="text"/>
Value in words	<input type="text"/>

Previous Next

Now the Please select

- **E-tax payment immediately** – To pay TDS through Online methods immediately
- **E-tax payment on subsequent date** – To pay by visiting Bank

Date of Payment/Credit – Enter the date on which you made the payment

Date of Tax Deduction – Shall always be same as Date of Payment/Credit

Enter Captcha and Proceed

1. Taxpayer Info 2. Address 3. Property Details 4. Payment Info

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

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

DD
MM ⓘ
YYYY

Date of Tax Deduction*

DD
MM ⓘ
YYYY

Captcha Code*   click to refresh image
(Enter text as in above image)

Previous Clear Proceed Back

- Once You complete the above Kindly check the filled details in the Preview page
- After checking get the print of "Form 26QB" from the option "Print Form 26QB"
- Then Proceed to Bank Site
- You need to login and enter the TDS amount either in "BASIC TAX" or "INCOME TAX" or "TAX" column depends on the bank site folio.
- Once Submit _ Save the Challan/Tax Payer's Counterfoil

You need to furnish – Either Form 26QB & Payment Challan OR Form 16B in order to give you the credit in your account.

Another Tutorial to Download Form 16B is attached