

TDS on sale of Immovable Property

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TDS on 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 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.*

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 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.nsdl.com/etaxnew/Authorizedbanks.html>

Steps to pay tax online

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



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

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https://www.tin-nsdl.com/index-31may2013.ph

TIN

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](#)

Centres

PAN C

Near your

Bank Branch Locator

Search for Bank Branch near your location

AIN search for PAO/DTO

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**
- Status of Tax Refunds
- Online TAN Registration
- AIR - Status view for filers

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 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

List of Authorized Banks

FAQ

Basis of charges	(Inclusive of service tax)
0 - 100 records	35.00
100 - 1000 records	200.00
More than 1000 records	650.00

e-payment : Pay Taxes Online

e-furnish : Form 15CA

CUSTOMER CARE

Help

Select Form for Payment of TDS on purchase of Property

Tax Information Network

of Income Tax Department

Click on the option "TDS on sale of property"

e-Payment

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[Bank Conta](#)

[e-Pay](#)

[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)

e-Payment

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
displayed on confirmation screen

Full Name of the Transferor*

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

Confirm Permanent Account No of
Transferee*

Confirm Permanent Account No of
Transferor*

Complete Address of the Transferee *

Name of premises/Building/ Village

Flat/Door/BlockNo.

Road/Street/Lane

City/District*

State*

Provide Complete address
Transferee/Buyer

Pin Code *

Email ID

Mobile No.

Transferee (Buyer) -One or More*

Complete Address of the Transferor *

Name of premises/Building/ Village

Flat/Door/BlockNo.

Road/Street/Lane

City/District*

State*

Provide Complete address
Transferor/Seller

Pin Code *

Email ID

Mobile No.

Transferor (Seller) -One or More*

Property Details

Complete Address of the Property Transferred

Type of Property*

Name of premises/Building/ Village

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

Amount Paid/Credited

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

Transferee/Seller)

Amount Paid/Credited

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

Crores	0 ▼	
Lakh	0 ▼	
Thousands	0 ▼	
Hundreds	0 ▼	
Tens	0 ▼	
Ones	0 ▼	

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*

Please enter TDS rate (in %)*

TDS Amount to be paid*

Interest

Fee

Total payment

Value in words

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	14 ▼	14
Lakh	20 ▼	20
Thousands	20 ▼	20
Hundreds	2 ▼	2
Tens	0 ▼	0
Ones	0 ▼	0

Tax Deposit Details

Total Amount Paid/Credited* 142020200

Please enter TDS rate (in %)* 1

TDS Amount to be paid* 1420202

Interest 0

Fee 0

Total payment 1420202

Value in words Fourteen Lakhs Twenty Thousand Two Hundred Two Rupees

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

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

Mode of Payment ☒ Online (through net banking facility)

Please select the mode of payment of Tax

Bank Name*

Bank Name ▼

Please select the Bank through which payment is to be made

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

1 ▼ Jun ▼ 2013 ▼

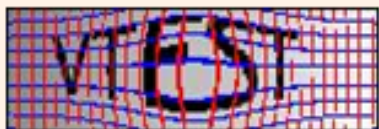
Please select the date of payment/credit to the Transferor/Seller

Date of Tax Deduction*

1 ▼ Jun ▼ 2013 ▼

Please select the date of tax deduction

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



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

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.

To go to the homepage, please click on Home

Proceed

Clear Form

Home

**On proceed,
confirmation page is displayed
to verify the details entered
TIN e-Tax Payment**

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)	AABHA6898R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AABHB1464N
Full Name of the Transferee		Full Name of the Transferor	
Category of Transferee on the basis of PAN	Hindu Undivided Family	Category of Transferor on the basis of PAN	Hindu Undivided Family
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		Complete Address of the Property Transferor	
Name of premises/Building/ Village		Name of premises/Building/ Village	
Flat/Door/BlockNo.		Flat/Door/BlockNo.	
Road/Street/Lane		Road/Street/Lane	

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/Village	
Flat/Door/BlockNo.	
Road/Street/Lane	
City/District	q
State	PONDICHERRY
Pin Code	111111

Total Value of Consideration (Property Value)	142020200
Rate (in %)	1
Total Amount paid/credited	142020200
TDS Amount to be paid	1420202
Interest	0
Fee	0
Total payment	1420202
Value in words	Fourteen Lakhs Twenty Thousand Two Hu

Mode of Payment	online
Bank Name	SBI Test

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

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

TIN e-Tax Payment

Confirm Data Page

Your E-tax Confirmation Number is **BA0001002**

Tax Applicable	0021	Assessment Year	2014-15
Minor Head Code	800	Financial Year	2013-14
Permanent Account No. (PAN) of Transferee (Payer/Buyer)	AABHA6898R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AABHB1464N
Full Name of the Transferee		Full Name of the Transferor	
Category of Transferee on the basis of PAN	Hindu Undivided Family	Category of Transferor on the basis of PAN	Hindu Undivided Family
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

9 digit Acknowledgment Number

Complete Address of the Property Transferee

Name of premises/Building/ Village
Flat/Door/BlockNo.
Road/Street/Lane

Complete Address of the Property Transferor

Name of premises/Building/ Village
Flat/Door/BlockNo.
Road/Street/Lane

Date of Payment/Credit	01/05/2013	Transferor (Seller) - One more	Yes
Date of tax deduction	01/05/2013	Payment Type	Lumpsum

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village	
Flat/Door/BlockNo.	
Road/Street/Lane	
City/District	q
State	PONDICHERRY
Pin Code	111111

Total Value of Consideration (Property Value)	142020200
Rate (in %)	1
Total Amount Paid/Credited	142020200
TDS Amount to be paid	1420202
Interest	0
Fee	0
Total payment	1420202
Value in words	Fourteen Lakhs Twenty Thousand Hundred Two Rupees

Mode of Payment online

Bank Name SBI Test

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

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

Submit To the Bank

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.

Thank You

In case of any further queries/concerns
please contact me at sudharsanca@live.com

TIN Call Center at 020-27218080 or email at
tininfo@nsdl.co.in