

NSDL e-Governance Infrastructure Limited

eTutorial – TDS on sale of property

June 1, 2013

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



NSDL
Technology, Trust & Reach

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

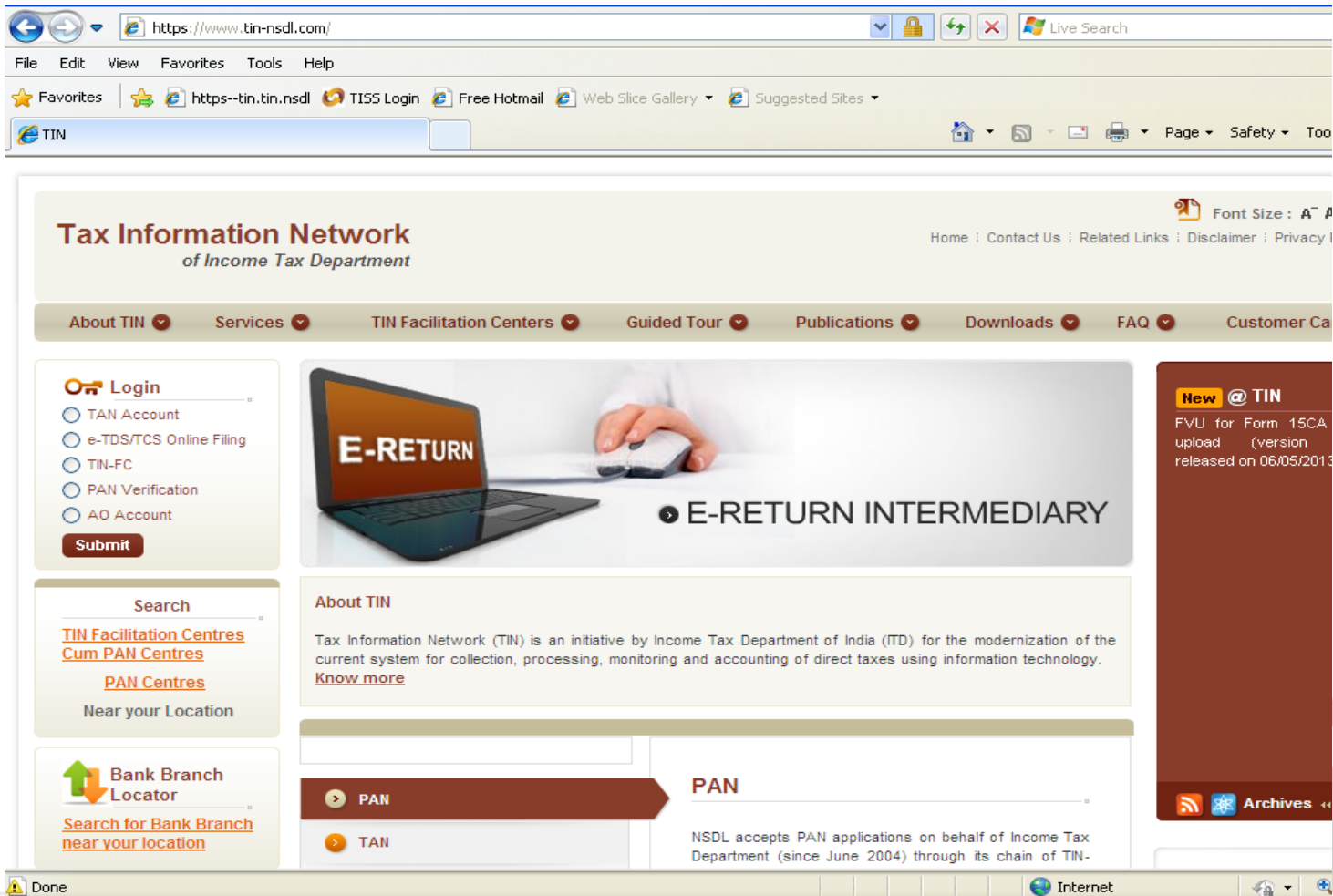
- E-Payment facilitates payment of taxes online by taxpayers.

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)



The screenshot shows a web browser window with the address bar displaying <https://www.tin-nsdl.com/>. The browser's menu bar includes File, Edit, View, Favorites, Tools, and Help. The address bar also shows a Live Search icon. The page title is "Tax Information Network of Income Tax Department". The navigation bar includes links for Home, Contact Us, Related Links, Disclaimer, and Privacy. The main content area features a "Login" section with options for TAN Account, e-TDS/TCS Online Filing, TIN-FC, PAN Verification, and AO Account, along with a "Submit" button. A "Search" section is also present, with links for "TIN Facilitation Centres Cum PAN Centres" and "PAN Centres". A "Bank Branch Locator" section is visible at the bottom left. The right sidebar contains a "New @ TIN" section with a link to "FVU for Form 15CA upload (version released on 06/05/2013)" and an "Archives" section. The bottom of the page shows a taskbar with the "Done" button and the "Internet" icon.

Tax Information Network
of Income Tax Department

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Login

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

Submit

Search

[TIN Facilitation Centres Cum PAN Centres](#)

[PAN Centres](#)

Near your Location

Bank Branch Locator

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

E-RETURN INTERMEDIARY

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](#)

PAN

NSDL accepts PAN applications on behalf of Income Tax Department (since June 2004) through its chain of TIN-

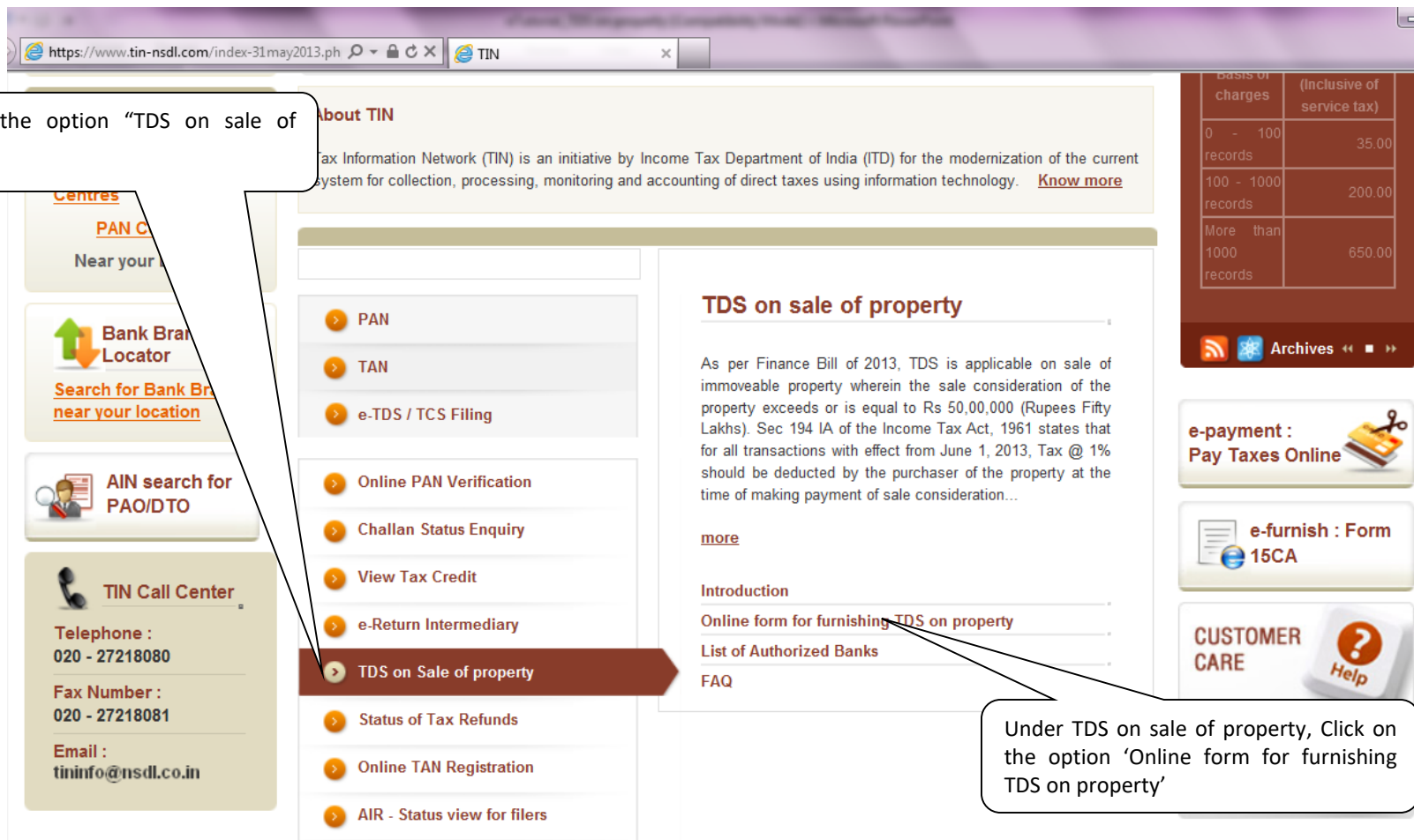
New @ TIN

FVU for Form 15CA upload (version released on 06/05/2013)

Archives

Steps to pay tax online

- 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”

Click on the option “Online form for furnishing TDS on property”

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

Centres
PAN C
Near your

Bank Branch Locator
Search for Bank Br
near your location

AIN search for PAO/DTO

TIN Call Center
Telephone :
020 - 27218080
Fax Number :
020 - 27218081
Email :
tininfo@nsdl.co.in

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](#)

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

Steps to pay tax online

- Select Form for Payment of TDS on purchase of Property

Tax Information Network

of Income Tax Department

e-Payment

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[Bank Contact](#)

[TDS](#)

[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 online

Select Tax applicable for which payment is to be done

e-Payment Income Tax Department

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 data displayed on com

Re-enter PAN of
Transferee/Buyer

Full Name of the Transferor*

Name and status (as per Income T
Depa displa

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/BlockNo.

Road/Street/Lane

City/District*

State*

Pin Code *

Email ID

Mobile No.

Transferee (Buyer) -One or More*

Provide Complete address
Transferee/Buyer

Complete Address of the Transferor *

Name of premises/Building/ Village

Flat/Door/BlockNo.

Road/Street/Lane

City/District*

State*

Pin Code *

Email ID

Mobile No.

Transferor (Seller) -One or More*

Provide Complete address
Transferor/Seller

Property Details

Complete Address of the Property Transferred

Type of Property*

Select

Name of premises/Building/ Village

Steps to pay tax online

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

Amount Paid/Credited

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

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*

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 | <input type="text" value="14"/> ▼ | <input type="text" value="14"/> |
| Lakh | <input type="text" value="20"/> ▼ | <input type="text" value="20"/> |
| Thousands | <input type="text" value="20"/> ▼ | <input type="text" value="20"/> |
| Hundreds | <input type="text" value="2"/> ▼ | <input type="text" value="2"/> |
| 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 online

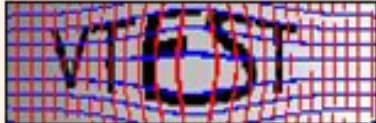
Mode of Payment ☒ Online (through net banking facility)

Bank Name*

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

Date of Tax Deduction*

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.

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

TIN e-Tax Payment

Confirm Data Page

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

Complete Address of the Property Transferee

| | |
|---------------------------------------|----------------------|
| Name of premises/Building/ Village | <input type="text"/> |
| Flat/Door/BlockNo. | <input type="text"/> |
| Road/Street/Lane | <input type="text"/> |

Complete Address of the Property Transferor

| | |
|---------------------------------------|----------------------|
| Name of premises/Building/ Village | <input type="text"/> |
| Flat/Door/BlockNo. | <input type="text"/> |
| Road/Street/Lane | <input type="text"/> |

Steps to pay tax online



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Complete Address of the Property Transferred

| | |
|-----------------------------------|--|
| Type of Property | <input type="text" value="Land"/> |
| 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" value="q"/> |
| State | <input type="text" value="PONDICHERRY"/> |
| Pin Code | <input type="text" value="111111"/> |

| | |
|---|--|
| Total Value of Consideration (Property Value) | <input type="text" value="142020200"/> |
| Rate (in %) | <input type="text" value="1"/> |
| Total Amount paid/credited | <input type="text" value="142020200"/> |
| TDS Amount to be paid | <input type="text" value="1420202"/> |
| Interest | <input type="text" value="0"/> |
| Fee | <input type="text" value="0"/> |
| Total payment | <input type="text" value="1420202"/> |
| Value in words | <input type="text" value="Fourteen Lakhs Twenty Thousand Two Hu"/> |

| | |
|-----------------|---------------------------------------|
| Mode of Payment | <input type="text" value="online"/> |
| Bank Name | <input type="text" value="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"

Steps to pay tax online

- 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. (Payee/Seller) | 9 digit Acknowledgment Number |
| 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

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

Steps to pay tax online



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| | | | |
|------------------------|------------|--------------------------------|---------|
| 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 Two Hundred Two Rupees |

Mode of Payment online

Bank Name SBI Test

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

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

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
our TIN Call Center at 020-27218080 or email us at

tininfo@nsdl.co.in

Tax Information Network

of Income Tax Department

Authorized Banks:

1. Allahabad Bank
2. Andhra Bank
3. Axis Bank
4. Bank of Baroda
5. Bank of India
6. Bank of Maharashtra
7. Canara Bank
8. Central Bank of India
9. Corporation Bank
10. Dena Bank
11. HDFC Bank
12. ICICI Bank
13. IDBI Bank
14. Indian Bank
15. Indian Overseas Bank
16. Jammu & Kashmir Bank
17. Oriental Bank of Commerce
18. Punjab and Sind Bank
19. Punjab National Bank
20. State Bank of Bikaner & Jaipur
21. State Bank of Hyderabad
22. State Bank of India
23. State Bank of Mysore
24. State Bank of Patiala
25. State Bank of Travancore
26. Syndicate Bank
27. UCO Bank
28. Union Bank of India
29. United Bank of India
30. Vijaya Bank



TRACES

TDS Reconciliation Analysis and Correction Enabling System

e-Tutorial

Download Form 16B


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Government of India
Income Tax Department

Home PAO

Login


Login
Register as New User
Forgot Password

Quick Links

TDS CPC Communications **New**

About the Portal [View All](#)

TRACES is a web-based application of the Income Tax Department that provides an interface to all stakeholders associated with TDS administration. It enables viewing of


I have a query.
To whom should I ask? »

Customer Care

Toll-Free 1800 103 0344
0120 4814600
contactus@tdscpc.gov.in

Popular FAQ [View All](#)

How can a registered user in TIN login to TRACES?

■ For any type of correction in challan, contact your Jurisdictional Officer

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Income Tax Department

Home Deductor

Click on help ion next to each field for more details

For more details on any screen, click on Help icon


Login

User Id* ? Enter userid and password

Password* Password is mandatory

TAN for Deductor / PAN for Tax Payer* TAN / PAN is mandatory

Enter PAN

Verification Code*  Click to refresh image

Enter text as in above image* Verification Code is mandatory

Enter the text as displayed in Verification Code

Login

For Deductors:

- If you are not yet registered in TRACES, you may login for first time with existing User Id & Password as provided by TIN and your TAN
- If you are unable to login with TIN User Id & Password, please register as new user in TRACES
- If you are already registered in TRACES, please login with your registered User Id, Password & TAN

For Tax Payers:

- If you are already registered in TRACES, please login with your registered User Id (PAN), Password & PAN else register as new user

Common Note:

Form 16B (For Buyer)

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TRACES TDS Reconciliation Analysis and Correction Enabler

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Income Tax Department

View Tax Credit (Form 26AS) | Grievance | **Downloads** | Profile

Welcome Prachi Jain, Logged in on 01-Oct-2012 at 12:30 PM

Requested Downloads
Form 16B (For Buyer)

Quick Links

- View Form 26AS
- Update Communication Details
- Change Password

Welcome to TRACES!

TRACES is a user-friendly application that will help you to manage your account with Income Tax Department.

Some of the functionalities available through TRACES are listed below.

- View 26AS
 - View and download Form 26AS containing details of tax deduction, collection, tax payment, refund and AIR transactions
- Profile
 - Update your profile information

Customer Care

Toll-Free 1800 103 0344

0120 4814600

contactus@tdscpc.gov.in

User Login Details

TAN / PAN: AGRA10003A

IP: 120.61.183.193

Last Logged in on: 26-Dec-2012 at 02:31 PM

Do not use Back or Refresh button on any page as this may lead to inconsistent behaviour

- Only buyer of property will be able to submit download request for Form 16B

Enter Input Criteria for Form 16B

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View Tax Credit (Form 26AS) **Grievance** **Downloads** **Profile**

Welcome Prachi Jain, Logged in on 01-Oct-2012 at 12:30 PM

Download Form 16B

Download request for Form 16B (for TDS on sale of immovable property) can only be submitted by buyer of the property

Enter values in below fields and submit download request for Form 16B

Assessment Year* -----Select----- ? Acknowledgement Number* ? PAN of Seller* ? **Proceed**

- PAN of user logged in should not be same as PAN of seller


Details to be Printed on Form 16B

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Welcome Prachi Jain, Logged in on 01-Oct-2012 at 12:30 PM

Details To Be Printed on Form 16B

i Details are populated as per your profile information, you can update details in Profile section. Father's Name is populated from PAN database, please visit www.tin-nsdl.com to update it

| | |
|--|-----------------------------|
| Full Name of Person Responsible for Deduction of Tax | Bruce Wayne |
| Father's Name of Person Responsible for Deduction of Tax | Tyler Durdan |
| Designation of Person Responsible for Deduction of Tax | Buyer of Immovable Property |
| Place | Bangalore |

[Submit Request](#) [Cancel](#)

Verify these details and if required, update in Profile section (except Father's Name)

Click on 'Submit' to submit download request or on 'Cancel' to go to previous screen


Download Request For Form 16B Submitted – Success Message

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Welcome Prachi Jain, Logged in on 01-Oct-2012 at 12:30 PM

Your request for download of Form 16B has been submitted. Request Number is <Request Number>. The file will be available in 'Downloads' section.

Success message on submission of download request. Please note the Request Number to search for the download request


Requested Downloads

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Welcome Prachi Jain, Logged in on 01-Oct-2012 at 12:30 PM

Requested Downloads
Form 16B (For Buyer)

Your request for download of Form 16B has been submitted. Request Number <Request Number>. The file will be available in 'Downloads' section.


Click on 'Requested Downloads' to download requested files

Search Download Request


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Welcome <User Name> | Last logged in on 12-Jan-2013 at 02.30 PM

Files Requested For Download

Filter requests by entering search criteria

Search Option 1

Request Number [View Request](#)

Search Option 2

Request Date (dd-mmm-yyyy) From To [View Request](#)

Click on 'View All' to view all download requests

[View All](#)

Enter Request Number
(Search Option 1) or Request
Date (Search Option 2) to
search for the download
request submitted for Form
16B

Click on 'View All' to view
all download requests

Search Results and Download File

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TDS Centralized Processing Cell

TRACES TDS Reconciliation Analysis and Correction Enabling System

समृद्धि शक्ति
Government of India
Income Tax Department

View Tax Credit (Form 26AS) | Grievance | Profile | Downloads

Welcome <User Name> | Last logged in on 12-Jan-2013 at 02:30 PM

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Request Number [View Request](#)

Search Option 2

Request Date (dd-mmm-yyyy) From To [View Request](#)

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For requests with status as 'Available', click on a row to select it and click on 'HTTP Download' to download as a text file / Form 16B as a PDF

| Request Date | Request Number | Assessment Year | Form Type | File Processed | Status |
|--------------|----------------|-----------------|-----------|----------------|-----------|
| 04-Mar-2013 | 62304 | 2013-14 | 26AS | Form 26AS | Submitted |
| 01-Mar-2013 | 62300 | 2011-12 | 26AS | Form 26AS | Submitted |
| 27-Feb-2013 | 62200 | 2013-14 | 26AS | Form 26AS | Available |

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List of requests pertaining to the search criteria will be displayed, Select the row containing Form 16B PDF file and click on download button

Click on the buttons to download file

TDS Procedure - <Project Name>

You would have to log in to website: <https://onlineservices.tin.egov-nsdl.com/etaxnew/tdsnontds.jsp>

And click on 'Form 26 QB'.

1. Select option: Income tax other than companies
2. Select financial year: as per payment made to builder
3. Mention PAN of Transferor/Seller - **<PAN no.>**
4. Mention PAN of Buyer : Mention your pan number
5. Provide Complete address of Transferor/Seller - **<Address>**
6. Provide Complete address of Buyer : Mention your Indian address
7. Whether more than one Buyer: Incase more than one applicant select Yes otherwise No
8. Whether more than on transferor/Seller: Select No
9. Provide Complete address of Property transferred - **(Your Flat No.), <Address>**
10. Mention the date of Agreement/Booking of property - **Booking date as per Application form**
11. Mention the Total value of consideration (Property Value) - **(Mention agreement value as per Application form)**
12. Mention if the above payment is done in Lump sum or in Installments – Instalments
13. Please select the amount paid/credited (Enter the amount paid to the Transferor/Seller 100% including TDS) – Enter the amount as per demand letter or term sheet
14. Please enter the TDS rate (Tax rate at which the TDS was deducted by the purchaser at the time of purchase of the property) – 1%
15. Please enter the TDS amount to be paid (amount deducted by the purchaser at the time of purchase of the property) – 1% of the demanded amount
16. Mode of Payment: 1. In case of online transfer through net banking select 1st option: Pay immediately 2. In case of over the counter select 2nd option: Pay on subsequent date
17. Payment Date: The day when you have made the payment to builder
18. Date of tax deduction: The day when you are making TDS payment

You are required to take prints of the following:

1. **Form 26 QB that you would be filling online (email soft copy on the same day of payment)**
2. **TDS Challan as soon as you make the online payment (email soft copy on the same day of payment)**
3. **Form 16B should be submitted within a week's time of paying TDS online (email duly signed soft copy and courier duly signed hard copy) – for Form 16 B you need to register yourself on traces website and then you will be able to download form 16 B.**

Below given is the procedure to register yourself on traces and download form 16 B:

- On completion of TDS payment and generation of Form 26QB and subsequently the payment challan, within seven days the details should be reflected on TRACES web site – <https://www.tdscpc.gov.in/app/tapreg1.xhtml>.
- As a first time user, you will have to register on this website as a “tax payer”, you will be able to obtain the Form 16B or 26QB which has been approved and is reflected against your PAN in your Form 26AS in Part F of the Form 26 AS under ‘Details of Tax Deducted at Source on Sale of Immoveable Property u/s 194(IA) [For Buyer of Property].
- This will give you details such as the TDS certificate number (generated by TRACES), name of deductee, PAN of deductee, acknowledgement number, total transaction amount, transaction date, TDS deposited, date of deposit, status of booking and date of booking.
- Once the payment is reflected in 26AS as above, you will have to go to the TRACES again login to the website, and click on ‘Downloads’ tab. In the dropdown menu click on ‘requested downloads’, and kindly print the same.

KINDLY NOTE: It is mandatory that you send us the original hard copy of Form 16B, duly signed by the applicant and on receipt of the same the amounts will be nullified or refunded accordingly.