

How to file TDS on the Sale of Property

The steps to pay TDS and to obtain Form 16B (for the seller) or Form 26QB (for the buyer) are as follows:

Step 1: Payment through Challan 26QB (Online and Offline)

Go to <https://onlineservices.tin.egov-nsdl.com/etaxnew/tdsnontds.jsp>

Tax Information Network
of Income Tax Department

e-Payment

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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	
Form 26QB	(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 **Form 26QB** and select 0020 if you are corporate payer and 0021 if you are a non-corporate payer. Fill in all the necessary details.

Select the financial year: For E.g. if you are depositing the TDS on 5th March 2016, Financial Year will be 2015-16 and Assessment Year will be 2016-17

Form 26QB
Income Tax Department

Corporate payer

Tax Applicable* ?

(0020)INCOME-TAX ON COMPANIES (CORPORATION TAX) (0021)INCOME-TAX (OTHER THAN COMPANIES)

Financial Year* 2013-14 ? Assessment Year* 2014-15

Type of Payment*

(800)TDS ON SALE OF PROPERTY

Non-corporate payer

<p>Permanent Account No. (PAN) of Transferee(Payer/Buyer)* <input type="text"/> ?</p> <p>Category of PAN of Transferee <input type="text"/></p> <p>Full Name of the Transferee* <i>Name and status (as per Income Tax Department database) will be displayed on confirmation screen</i></p> <p>Confirm Permanent Account No of Transferee* <input type="text"/> ?</p>	<p>Permanent Account No. (PAN) of Transferor (Payee/Seller)* <input type="text"/> ?</p> <p>Category of PAN of Transferor <input type="text"/></p> <p>Full Name of the Transferor* <i>Name and status (as per Income Tax Department database) will be displayed on confirmation screen</i></p> <p>Confirm Permanent Account No of Transferor* <input type="text"/> ?</p>
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There are 2 modes of payment at the bottom of the page: e-tax payment immediately (through net banking facility) and e-tax payment on subsequent date (e-payment of taxes by visiting any of the Bank branches). Choose the one which you prefer and click on Proceed.

If you choose net-banking, you will be able to login to your bank and pay online. After you have paid, the bank lets you print Challan 280 with a tick on 800 (i.e. payment of TDS on sale of property). Print this out and keep it safely.

If you cannot pay online, an online receipt for Form 26QB with a unique Acknowledgment Number is generated for you. This is valid for 10 days after generation. You can take this to [one of the authorized banks](#) along with your cheque. The bank will proceed with the online payment and generate your challan.

Step 2: Generation of Form 16B or Form 26QB

If you are a first-time user, register on [TRACES as a Tax Payer](#) with your PAN Card Number and the Challan number registered during payment.

Once you register, whether you are a seller or a buyer, you will be able to obtain your approved Form 16B or Form 26QB. Check your **Form 26AS** seven days after payment. You will see that your payment is reflected in **Part F** under "Details of Tax Deducted at Source on Sale of Immoveable Property u/s 194(IA) [For Buyer of Property]".

This gives you details such as TDS certificate number (which TRACES generates), name and PAN of deductee, transaction date and amount, acknowledgment number (which is the same as the one on your Form 26QB), date of deposit and TDS deposited.

Step 3: Download your Form 26QB or Form 16B

After your payment in Form 26AS has been reflected, login to TRACES. Go to the Download tab at the top and click on **Application for Request of Form 16B**. For Form 26QB click on Application for Request of Form 26QB. To finish this process, fill in your 9-digit acknowledgment number and the details in Part F of your Form 26AS. This will generate an application request number and give you an application.

After a few hours your request will be processed. Click on the Downloads tab and select Requested Downloads from the dropdown menu.

You should be able to see that the status of your Form 16B or Form 26QB download request is **Available**. If status says **Submitted** wait for a few hours more before repeating the last step. Download the .zip file. The password to open the .zip file is Date of Birth of Deductor (the format is DDMMYYYY). Your form will be available inside the .zip file as a pdf. Print this out.