

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 ₹ 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.

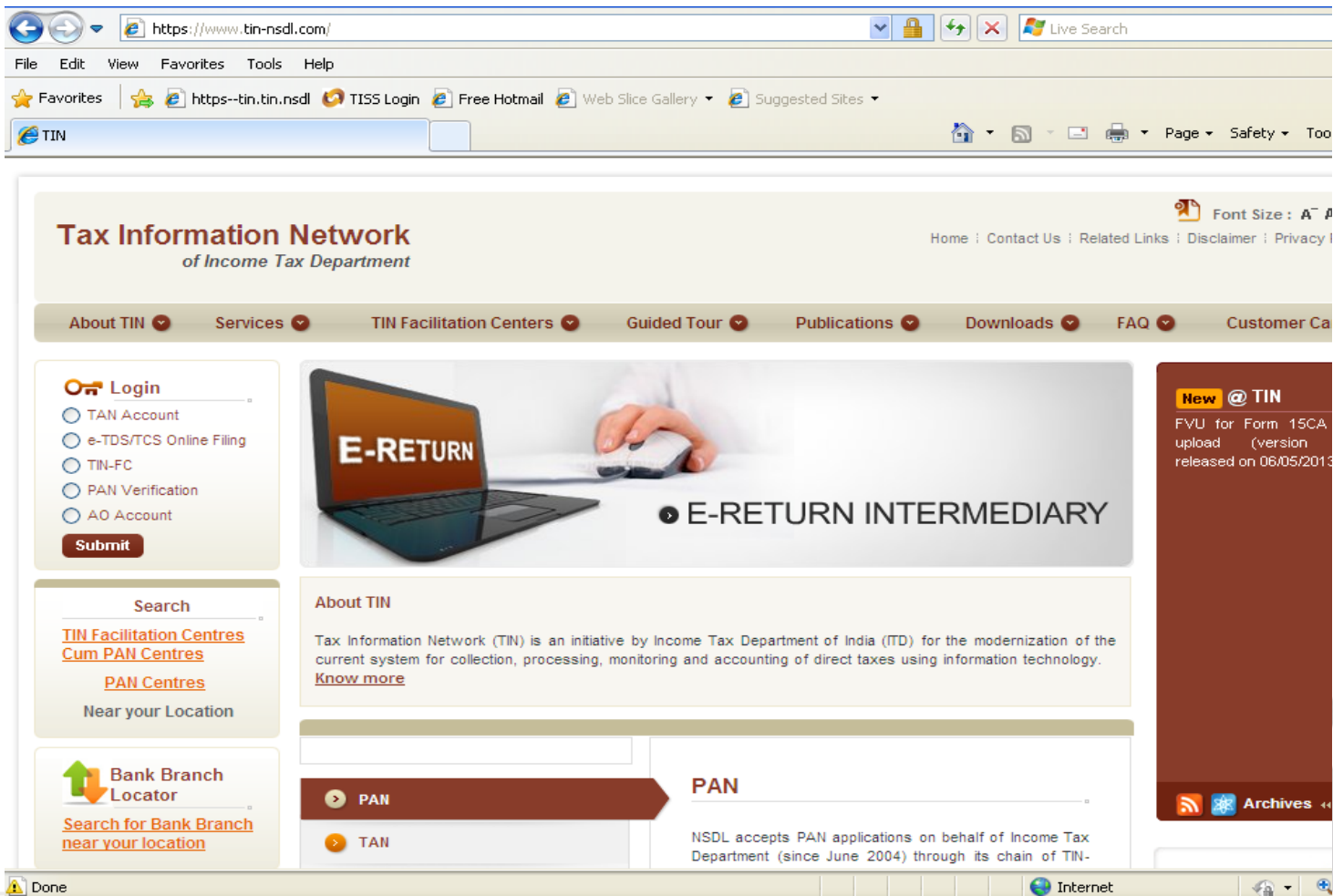
Pre-requisite

- 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 displaying the NSDL-TIN website. The address bar shows the URL <https://www.tin-nsdl.com/>. The website header includes the title "Tax Information Network of Income Tax Department" and navigation links such as "Home", "Contact Us", "Related Links", "Disclaimer", and "Privacy". A horizontal menu contains options like "About TIN", "Services", "TIN Facilitation Centers", "Guided Tour", "Publications", "Downloads", "FAQ", and "Customer Ca".

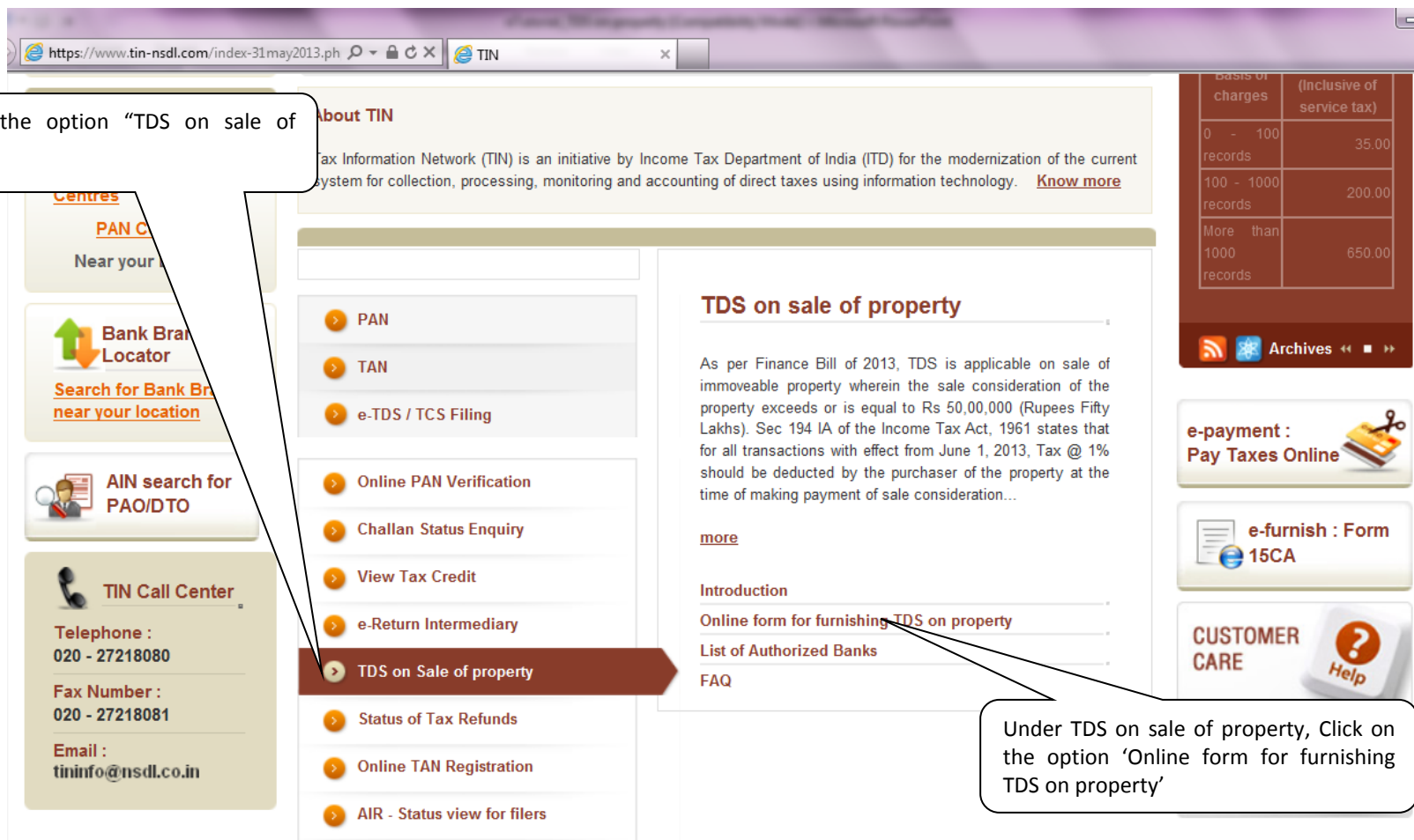
On the left side, there is a "Login" section with radio buttons for "TAN Account", "e-TDS/TCS Online Filing", "TIN-FC", "PAN Verification", and "AO Account", followed by a "Submit" button. Below this is a "Search" section with links for "TIN Facilitation Centres Cum PAN Centres" and "PAN Centres", and a "Near your Location" option. At the bottom left is a "Bank Branch Locator" section with a "Search for Bank Branch near your location" link.

The main content area features a banner for "E-RETURN INTERMEDIARY" with an image of a laptop and a hand using a mouse. Below the banner is an "About TIN" section describing the initiative by the Income Tax Department of India (ITD) for modernizing the tax system. A "PAN" section is partially visible, stating "NSDL accepts PAN applications on behalf of Income Tax Department (since June 2004) through its chain of TIN-".

On the right side, there is a "New @ TIN" section with a "New" tag and text: "FVU for Form 15CA upload (version released on 06/05/2013)". At the bottom right, there is an "Archives" section with a "New" tag and a "Archives" link.

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 Branch 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](#)

- 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

Steps to pay tax online

- Select Form for Payment of TDS on purchase of Property

Tax Information Network

of Income Tax Department

e-Payment

[About Us](#)

[FAQs](#)

[Downloads](#)

[Contact Us](#)

[Bank Contact](#)

[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

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 data displayed on com

Re-enter PAN of Transferee/Buyer

Full Name of the Transferor*

Name and status (as per Income Tax Department data displayed on com

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* ▼

Name of premises/Building/ Village

Steps to pay tax online

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 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*	<input type="text"/>
Please enter TDS rate (in %)*	<input type="text"/>
TDS Amount to be paid*	<input type="text"/>
Interest	<input type="text"/>
Fee	<input type="text"/>
Total payment	<input type="text"/>
Value in words	<input type="text"/>

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"/>

Tax Deposit Details

Total Amount Paid/Credited*	<input type="text" value="142020200"/>
Please enter TDS rate (in %)*	<input type="text" value="1"/>
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 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

Steps to pay tax online

Mode of Payment Online (through net banking facility)

Please select the mode of payment of Tax

Bank Name*

Please select the Bank through which payment is to be made

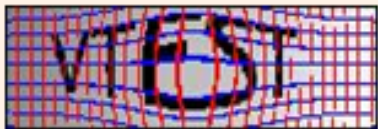
Date of Payment/Credit*
(Date of Payment to the Transferor/Seller)

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

Date of Tax Deduction*

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

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/BlockNo.	<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"

Confirm

Edit

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

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

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.

