

## TDS on Property

(Section 194 IA of the Income Tax Act, 1961 w.e.f 1<sup>st</sup> June 2013)

### Customer compliances

Sl. No.	Particulars of Compliance	Time Limit	Comments
1.	Deduct tax @ 1% on each instalment excluding Service Tax amount.	At the time of payment to URBANA	Please see <b>Annexure 'A'</b> to know about consequence of non-deduction/non-payment of TDS.
2.	Pay the tax deducted to Central Government.	Within 7 days from the end of the month in which the instalment is paid.  <i>[E.g. if instalment is paid in July, tax to be paid within 7<sup>th</sup> August]</i>	Please follow <b>Annexure 'B'</b> to know about how to deposit the tax deducted.
3.	If there is more than one allottee, any one allottee can deduct tax on the instalment amount.		
4.	Provide TDS Certificate i.e., Form 16B to URBANA.	Within 15 days from the date of deposition of tax to the Central Government.  <i>[E.g. if instalment is paid in July, tax to be paid within 7<sup>th</sup> August, Form 16B to be provided to URBANA within 22<sup>nd</sup> August.]</i>	Penalty @ Rs. 100/- per day is to be paid to the Central Government by customer under section 272A for non-furnishing of TDS certificate.

### Annexure A

#### Consequences of non-deduction/non-payment of TDS

The customer may face the following consequences:

- (a) Treated as an Assessee in Default under section 221 if no deduction made by customer leading to recovery of TDS amount from customer; and
- (b) Interest leviable on customer @ 1% per month or part of month thereof; and
- (c) Penalty leviable under section 271C on customer of a sum equal to amount of tax that was to be deducted.

**Annexure B**  
**Procedure for deposit of TDS**

Steps	Things to do	Procedure
Step 1	Furnish information <b>online</b> on payment of each instalment on the TIN website <a href="http://www.tin-nsdl.com">www.tin-nsdl.com</a>	<ol style="list-style-type: none"> <li>1. Log on to NSDL-TIN website (<a href="http://www.tin-nsdl.com">www.tin-nsdl.com</a>)</li> <li>2. Click on "TDS on Sale of Property"</li> <li>3. Click on "Online Form for furnishing TDS on property (Form 26QB)"</li> <li>4. Then fill up the Form.</li> <li>5. Click on "PROCEED" button after entering all the details in the Form. The system will check the validity of PAN. In case PAN is not available in the database of the Income Tax Department then you cannot proceed with the payment of tax. If PAN is available then TIN system will display the contents you have entered along with the "Name of PAN holder" appearing in the ITD database with respect the PAN entered by you.</li> <li>6. Verify the details entered by you. In case you have made a mistake in data entry, click on "EDIT" to correct the same. If all the details and name as per ITD is correct, click on "SUBMIT" button. Nine digit alpha numeric Acknowledgement No. will be generated.</li> </ol>
<p><b>Note :</b> You can make payment immediately through online or it can be made on subsequent date. Please choose the option as per your wish in the above Form 26QB. For details follow Step 2 below.</p>		
Step 2	Make online payment <b><u>immediately</u></b>	<p>After completing above 6 steps, do the following:</p> <ol style="list-style-type: none"> <li>7. Click on "CONFIRM" button.</li> <li>8. Click on "SUBMIT TO BANK" button. It will automatically direct to the selected bank portal. Log-in with your Net-Banking ID &amp; Password and enter payment details there.</li> <li>9. 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 having been made. Take a print out of the challan for your reference.</li> </ol>
	Make online payment <b><u>subsequently</u></b>	<ol style="list-style-type: none"> <li>1. Log on to NSDL-TIN website (<a href="http://www.tin-nsdl.com">www.tin-nsdl.com</a>)</li> </ol>

Step	Things to do	Procedure
		<p>2. Click on "<b>TDS on Sale of Property</b>"</p> <p>3. Click on "<b>E-tax payment on subsequent date</b>"</p> <p>4. After open the related page, fill up the details as per the acknowledgment slip obtained at point 6 of Step 1 above. You will be provided an option to submit to the bank wherein you have to select the Bank through which you desire to make the payment. You will be taken to the net-banking login screen from where you can make the payment online.</p>
	<p>Make payment <b>subsequently</b> by visiting your Bank Branch</p>	<p>With the printout of the Acknowledgment slip obtained in point no 6 of Step 1, you may visit any of the authorized Bank Branches to make the payment of TDS subsequently.</p> <p>The Bank will make the payment through its net-banking facility and provide you the Challan counterfoil as acknowledgment for payment of tax, based on the information provided by you in the Acknowledgment slip by visiting <a href="http://www.tin-nsdl.com">www.tin-nsdl.com</a> and by entering the acknowledgement number duly generated by TIN in respect of that transaction.</p>
Step 3	Generation of Form 16B	<p>To download the Form 16B from <a href="http://www.tdscpc.gov.in">www.tdscpc.gov.in</a>, login with your User ID (i.e., PAN) &amp; Password and fill up the required details along with the details of the payment already made and click on "<b>submit</b>" button for further processing. After activation of the Form 16B, just click on it and take a print out, sign on it at the space provided.</p> <p>Provide a copy of Form 16B to URBANA.</p>

**Disclaimer:**

The Information provided here are merely to guide the users. Efforts have been made to ensure the accuracy of the information but the users can verify the same from their respective sources.

BNRI is not responsible and will not be liable in any manner, if any damage occurs by the use of information given on the website.