



# TAX DEDUCTED AT SOURCE (TDS)

Sections 194I, 194IA, 194IB  
*FY 2025-26*

CA. ALOSHY K ABRAHAM



## **SECTION 194-IA**

**TDS ON PAYMENT ON TRANSFER OF CERTAIN IMMOVABLE  
PROPERTY OTHER THAN AGRICULTURAL LAND**

## APPLICABILITY OF SECTION 194-IA

### Who must deduct TDS?

Buyer of immovable property (except rural agricultural land) if the seller is a **resident** of India.

### When is it applicable?

- Sale consideration or stamp duty value (whichever is higher) is **₹50 lakhs or more**.
- Effective **01.10.2024**, if multiple buyers or sellers exist, aggregate value is considered.

## COMPLIANCE REQUIREMENTS

**Form:** Challan-cum-statement in Form 26QB.

**Timeline:** Within 30 days from the end of the month in which TDS is deducted.

**TDS Rate:** 1% of consideration or stamp duty value, whichever is higher.

# CONSEQUENCES OF NON-FILING

## Late fee under Section 234E:

₹200/day (capped to TDS amount).

## Interest:

- **Not deducting TDS:** 1% per month from the date on which you were supposed to deduct TDS until the day on which you actually deduct TDS.
- **Not depositing the TDS with the government:** 1.5% per month from the date on which TDS is deducted to the date of payment to government.

## Penalties may apply under:

- Section 271H - Penalty for failure to file TDS statement.
- Section 272A - Penalty for failure to comply with TDS provisions

# TDS PAYMENT ON PROPERTY VIA 26QB

Log in to your account on the Income Tax e-filing portal.

Select e-File > click on e-Pay Tax from the dropdown

The screenshot displays the Income Tax e-filing portal interface. At the top, there is a navigation bar with the following items: Dashboard, e-File (with a dropdown arrow), Authorised Partners (with a dropdown arrow), Services (with a dropdown arrow), AIS, Pending Actions (with a dropdown arrow), Grievances (with a dropdown arrow), Help, and Session Time 1 4 : 2 4. The user's name, ALOSHY ABRAHAM, and profile type, Individual, are shown in the top right corner. Below the navigation bar, the 'e-File' dropdown menu is open, showing three options: Income Tax Returns, Income Tax Forms, and E-Pay Tax. The 'E-Pay Tax' option is highlighted with a red rectangular box. Below the dropdown menu, there is a form with a 'Select Assess' dropdown menu, a 'Select Mode of Filing' section with radio buttons for 'Online (Recommended)' and 'Offline', and a note stating 'Note: The user can select type of ITR applicable Later'. An information box on the right side of the page provides instructions: 'You've been directed to the "File Income Tax Return" page right after login to make it easier to file your return. If you select offline mode, you will need to upload the ITR form prepared using offline utility in the next step'. A footer number '6' is visible in the bottom right corner.

Click on '+ New Payment'

[Dashboard](#) > e-Pay Tax

## e-Pay Tax

[+ New Payment](#)

Please click on New Payment for tax payment through (i) Net Banking (ii) Debit Card (iii) Over the Counter (iv) NEFT/RTGS (v) Payment Gateway.

Please click on [List of Banks](#) to know the banks onboarded on e-Pay Tax service.

**Please Note if the amount is debited from your bank account and the status is not yet updated, then please wait for the status update before generating another challan for payment. It takes some time to reconcile and update the CRN status with bank.**

Saved Drafts

Generated Challans

Payment History

Delete

Filter



Type of Payment

Assessment Year

Saved On

Action(s)

Click on the proceed button on the tab '26QB- TDS on Property'

<p><b>Income Tax</b></p> <p>Advance Tax (100), Self Assessment Tax (300), Tax on Distributed Income to Unit Holders (107)... <a href="#">Read More</a></p> <p><a href="#">Proceed</a></p>	<p><b>Demand Payment as Regular Assessment Tax (400)</b></p> <p>Payment of demand raised against previous years processed returns</p> <p><a href="#">Proceed</a></p>	<p><b>Equalisation Levy/ STT/ CTT</b></p> <p>Equalisation Levy (119), Commodities Transaction Tax (800), Securities Transactions Tax (ST... <a href="#">Read More</a></p> <p><a href="#">Proceed</a></p>
<p><b>Fee/ Other Payments</b></p> <p>Fees, Wealth Tax, Fringe Benefit Tax, Banking Cash Transaction Tax, Interest Tax, Hotel Receipts... <a href="#">Read More</a></p> <p><a href="#">Proceed</a></p>	<p><b>26 QB (TDS on Sale of Property)</b></p> <p>Payment of TDS on Sale of Property</p> <p><a href="#">Proceed</a></p>	<p><b>Demand Payment for TDS on Property</b></p> <p>Payment of demand raised by TDS-CPC against TDS on Sale of Property</p> <p><a href="#">Proceed</a></p>

# Add Buyer's Details

Buyer's details will be auto-filled. *(It can also be changed if required)*

**e-Filing Anywhere Anytime**  
Income Tax Department, Government of India

Call Us | English | A A | ALOSHY ABRAHAM Individual

Dashboard e-File Authorised Partners Services AIS Pending Actions Grievances Help Session Time 1 4 : 2 5

Dashboard > e-Pay Tax > e-Pay Tax

1 Add Buyer Details → 2 Add Seller Details → 3 Add Property Transferred Details → 4 Add Payment Details

## New Payment

PAN: [REDACTED]

Please note that if the seller's PAN is inoperative, then a higher rate of TDS will be deductible in accordance with section 206AA of the Income-tax Act, 1961 read with CBDT Notification No. 15 of 2023 dated 28th March 2023 and Circular No.3 of 2023 dated 28th March 2023.

Please verify the status of PAN by accessing "Verify PAN Status" Pre-login service available under 'Quick Links' on e-Filing portal. Please make sure to mention the correct amount of TDS.

\* Indicates mandatory fields

Residential Status of the Seller

Resident  Non Resident

PAN of Buyer \* [REDACTED] Aadhaar Number of Buyer [REDACTED] I want to change few details? [Go to My Profile](#)

Name of Buyer [ALOSHY K ABRAHAM] Category of PAN [Individual]

## Add Buyer's Details

(continued)

After entering the details, click on 'Continue

**Address details** ⓘ

Country \*  
India

Flat / Door / Building \*  
Road / Street / Block / Sector

PIN Code \*  
Area/Locality

Post Office  
District

Mobile Number \*  
Email ID \*

Whether more than one Buyer \*  
 Yes  No  
Please fill another Form 26QB for co-buyer share

< Back

Save As Draft

Continue >

## Add Seller's Details

Ensure Seller's PAN is 'Operative' and Registered with IT Portal.

### New Payment

PAN: [Redacted]

Please note that if the seller's PAN is inoperative, then a higher rate of TDS will be deductible in accordance with section 206AA of the Income-tax Act, 1961 read with CBDT Notification No. 15 of 2023 dated 28th March 2023 and Circular No.3 of 2023 dated 28th March 2023.

Please verify the status of PAN by accessing "Verify PAN Status" Pre-login service available under 'Quick Links' on e-Filing portal. Please make sure to mention the correct amount of TDS.

\* Indicates mandatory fields

#### Residential Status of the Seller

Resident  Non Resident

PAN of Seller \*

Confirm PAN \*

Aadhaar Number of Seller

Name of Seller

Category of PAN

## Add Seller's Details

(continued)

After entering the details, click on 'Continue

### Address details

Country \*

Flat / Door / Building \*

Road / Street / Block / Sector

PIN Code \*

Post Office

Area/Locality

District

State

Mobile Number \*

Email ID \*

Whether more than one Seller \*

Yes  No

Please fill another Form 26QB for co-seller share

< Back

Save As Draft

Continue >

# Add Property Details

Tax Applicable (Major Head)  
**Income Tax (Other than Companies) (0021)**

Type of Payment (Minor Head)  
**TDS on Sale of Property (800)**

Residential Status of the Seller

Resident  Non Resident

Type of property \*

Land  Building (Shops, Apartments, Flats, Bungalows, etc.)

Address details

Country \*

India

Flat / Door / Building \*

Road / Street / Block / Sector

PIN Code \*

Post Office

Area/Locality

District

KOTTAYAM

State

Kerala

# Add Property Details

(continued)

Date of Agreement/Booking \*

Total Value of Consideration (Property Value) \*

Rupees Sixty Five Lakh Only

Date of Payment/ Credit made to Seller \*

Date of Deduction \*

Payment type \*

Installment  Lumpsum

Whether it is last installment ? \*

Yes  No

Whether stamp duty value is higher than sale consideration ? \*

Yes  No

Total amount paid/ credited in previous installments, if any (A) \*

Amount paid/credited currently (B) \*

Rupees Sixty Five Lakh Only

Total stamp duty value of the property (C) \*

Rupees Sixty Five Lakh Only

# Add Property Details

(continued)

Amount paid/credited currently (B) \*

Rupees Sixty Five Lakh Only

Total stamp duty value of the property (C) \*

 ⓘ

Rupees Sixty Five Lakh Only

## Tax Deposit Details

Amount on which TDS to be deducted (D) \*

TDS Amount \*

Please note that if the seller's PAN is inoperative, then a higher rate of TDS will be deductible in accordance with section 206AA of the Income-tax Act, 1961 read with CBDT Notification No. 15 of 2023 dated 28th March 2023 and Circular No.3 of 2023 dated 28th March 2023.

(a) Basic Tax

(b) Interest

(c) Fee under section 234E

Total (a + b + c)

₹ 65,000

In words

Rupees Sixty Five Thousand Only

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Save As Draft

Continue >

# Add Payment Details

## New Payment

PAN:

\* Indicates the mandatory fields

Tax Applicable (Major Head)  
Income Tax (Other than Companies) (0021)

Type of Payment (Minor Head)  
TDS on Sale of Property (800)

Residential Status of the Seller  
 Resident  Non Resident

Assessment Year  
2026-27

**Net Banking**

Debit Card

Pay at Bank Counter

RTGS/NEFT

Payment Gateway including UPI and Credit Card ⓘ

Taxpayers having bank account with an Authorised Bank can use this mode for payment. No transaction charge/fee is applicable for making tax payment through this mode.

 Axis Bank

 Bank Of Baroda

 HDFC Bank

 ICICI Bank

 IDBI Bank

 Kotak Mahindra Bank

 Punjab National Bank

 State Bank Of India

Other Bank

Can't find your bank? This net banking mode is for Authorized banks only. For other banks please use Payment Gateway or RTGS/NEFT option.

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Save As Draft

Continue >

# Preview

## Payment Details

Assessment Year <b>2026-27</b>	Financial Year <b>2025-26</b>	Tax Applicable (Major Head) <b>Income Tax (Other than Companies) (0021)</b>	Type of Payment (Minor Head) <b>TDS on Sale of Property (800)</b>
Residential Status of the Seller <b>Resident</b>			
Payment Mode <b>Net Banking</b>	Bank Name <b>State Bank Of India</b>	Date of Payment/ Credit <b>03-May-2025</b>	Date of Deduction <b>03-May-2025</b>

## Buyer Details

Name <b>ALOSHY K ABRAHAM</b>	PAN [Redacted]	Category of PAN <b>Individual</b>	Address details [Redacted]
Mobile Number [Redacted]	Email ID [Redacted]	Whether more than one Buyer <b>No</b>	Aadhaar Number [Redacted]

## Seller Details

Name <b>AXXN MXXXXW</b>	PAN [Redacted]	Category of PAN <b>Individual</b>	Address details [Redacted]
Mobile Number [Redacted]	Email ID [Redacted]	Whether more than one Seller <b>No</b>	

# Preview

(continued)

## Property Transferred Details

Type of property <b>Land</b>	Date of Agreement/Booking <b>03-May-2025</b>	Total Value of Consideration (Property Value) <b>₹ 65,00,000</b>	Address details [Redacted]
Payment type <b>Lumpsum</b>	Total stamp duty value of the property <b>₹ 65,00,000</b>	Whether stamp duty value is higher than sale consideration ? <b>No</b>	
Amount paid/credited currently <b>₹ 65,00,000</b>			

## Tax Deposit Details

Amount on which TDS to be deducted	₹ 65,00,000
TDS Amount	₹ 65,000
(a) Basic Tax	₹ 65,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
<b>Total (a + b + c)</b>	<b>₹ 65,000</b>
In words	Rupees Sixty Five Thousand Only

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Pay Later

**Pay Now**

# Preview

(continued)

Bank Name  
State Bank Of India

### Tax Deposit Details

Amount on which TDS to be deducted	₹ 65,00,000
TDS Amount	₹ 65,000
(a) Basic Tax	₹ 65,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
<b>Total (a + b + c)</b>	<b>₹ 65,000</b>
In words	Rupees Sixty Five Thousand Only

[← Back](#) [Pay Now](#)

### Terms and Conditions

11. If during payment process, account of the taxpayer/user is deducted but information for successful payment is not received from the bank to e-Filing Portal, the Challan Receipt along with CIN will not be generated and status of such CRN will not be updated to "PAID".

12. If account of the taxpayer/user is deducted but the status of CRN is not updated to "PAID", the taxpayer/user may re-check the status of the CRN after 30 minutes as the same may get updated after response received from bank to e-Filing Portal. In case, no such response is received during the said time, the taxpayer/user is advised to wait for one day as the e-Filing Portal will reconcile the CRN with the bank and update the CRN status accordingly. If status of CRN is still not updated, taxpayer/user is advised to contact the bank.

13. Once a payment is successfully made, e-Filing will not entertain any request for refund/reversal of the paid amount. The taxpayer/user is advised to make claim of such amount as tax credit during the filing of Income tax return of the relevant Assessment Year.

14. Any fraudulent transaction or misuse shall be dealt as per applicable laws.

I agree to the terms and conditions.

[Submit To Bank](#)

## **Payment**

- **You will be redirected to the bank portal.**
- **Complete the payment process.**
- **Upon successful payment, a challan will be generated.**
- **Download and save the challan for your records.**

# Register on TRACES Portal

If you are a first-time user, register on TRACES as a Tax Payer with your PAN and the Challan details of the tax payment.



The screenshot shows the TRACES portal interface. On the left, there is a 'Login' section with options for 'Login', 'Register as New User', 'Forgot Password', and 'Forgot User ID'. The 'Register as New User' button is highlighted, and a dropdown menu is open, showing options: 'Deductor', 'Tax Payer' (highlighted with a red box), 'PAO', and 'Deductor whose Authorized Person is a Foreign National'. Below this is the 'Customer Care' section with contact information: Toll-Free 1800 103 0344, 0120 4814600, 0120 4816105, and email contactus@tdscpc.gov.in. On the right, there is an 'Alerts/Updates' section with news about Form 15E and Form 13 applications. At the bottom right, there is a 'View more' link. The bottom of the page features a photograph of a person's hands typing on a laptop keyboard, with the laptop screen displaying the TRACES portal.

# Register on TRACES Portal

(continued)

## Register as New User

Step 1 ---- Step 2 ---- Step 3 ---- Step 4 ---- Step 5

### Validation Details

- i** PAN details (first name/middle name/Last Name / Surname) may include "spaces" in between. The same need to be entered accordingly.
- i** Before entering Last Name/Surname, First name, Middle Name please verify the details from the new e-filing portal [www.incometax.gov.in](http://www.incometax.gov.in)
- i** In case of INDIVIDUAL, please enter the First Name, Middle Name and Last Name in the respective boxes. The details should be entered as per PAN database.
- i** In case you've deposited challan recently, please try registration after 3 working days from Date of Challan Deposit.

PAN*	<input type="text"/>
Date of Birth/Date of Incorporation* (dd-mmm-yyyy; e.g. 12-Dec-1980)	<input type="text"/>
First Name	<input type="text"/>
Middle Name	<input type="text"/>
Last Name/Surname*	<input type="text"/>

Verification Code*		Click to refresh image
--------------------	--	------------------------

Enter text as in above image*	<input type="text" value="H3G8A"/>
-------------------------------	------------------------------------

**Proceed**

# Register on TRACES Portal

(continued)

**i** It is mandatory to fill all values in either Option 1 or Option 2 or Option 3 or Option 4

## Option 1-Details of TDS/TCS Deposited

TAN of Deductor	<input type="text"/>	
Type of Deduction	--Select--	
Assessment Year	--Select--	
Month-Year	--Select--	
TDS / TCS Amount (Rs.) (e.g., 1987)	<input type="text"/>	

## Option 2- Challan Details of Tax Deposited by Taxpayer ( i.e. Advance Tax, Self Assessment Tax, TDS on Property and TDS on Rent )

Assessment Year	--Select--		
Challan Serial Number (e.g. 50920)	<input type="text"/>		
Amount (Rs.) (e.g., 1987)	<input type="text"/>		

## Option 3-Mention Details of 26QB statement details filed by Buyer before correction

Acknowledgement Number	<input type="text"/>	
PAN of the Buyer	<input type="text"/>	
Amount Paid/Credited(Rs.) (e.g., 1987)	<input type="text"/>	
Correction Id/ Request Id	<input type="text"/>	
<input type="radio"/> Updated Pan of the Buyer <input type="radio"/> Pan of Seller		
PAN of Seller	<input type="text"/>	

## Option 4- Authentication through Aadhaar / VID

Tick the Check Box for Aadhaar/VID Authentication

[Back](#) [Next](#)

# Register on TRACES Portal

(continued)

New User Step 1 ---- Step 2 ---- Step 3 ----

**Steps to use Aadhaar Authentication**

**Step 1** Please verify if the Name, Date of Birth, Gender as per Aadhaar card matches the details as per your PAN data. Enter your Aadhaar Number in the text box provided below and Click on "Next" button.

**Step 2** Income Tax Department will validate your Name, Date of Birth, Gender as per PAN and Aadhaar Number with UIDAI. Please note that if the details do not match, the Aadhaar E-validation will fail.

**Step 3** Once the validation is successful, OTP will be sent to the mobile number/email Id registered with UIDAI.

<b>Name as per PAN details</b>	
<b>Date of Birth as per PAN details</b>	
<b>Gender as per PAN details</b>	Male

Please select option to authenticate  **Aadhaar**     **VID**

**Please enter Aadhaar Number\***

I hereby give my consent to CPC(TDS) to use my Name, Date of Birth, Gender and Aadhaar/VID number with UIDAI for authentication purpose to proceed for Registration provided that no other information will be shared by UIDAI except 'YES' or 'NO' as response of authentication.  
In case of minor represented by me as legal guardian, I hereby give my consent to CPC(TDS) to use the name, Date of Birth, Gender and Aadhaar/VID number of the minor child represented by me as legal guardian, with UIDAI for authentication purpose purpose to proceed for Registration provided that no other information will be shared by UIDAI except 'YES' or 'NO' as response of authentication.

tion Details of 26QB statement details filed by Buyer before correction

# Register on TRACES Portal

(continued)

**Register as New User** Step 1 ---- Step 2 ---- Step 3 ---- Step 4 ---- Step 5

**Validation Details**

- i** In case you've deposited challan recently, please try registration after 3 working days from Date of Challan Deposit.
- i** Please enter values in eit
- i** It is mandatory to fill all v

**Option 1-Details of TDS/T**

TAN of Deductor  
Type of Deduction  
Assessment Year  
Month-Year

**i** Please enter valid 6 digit OTP received on mobile number/email id registered with UIDAI

**i** Please do not "Close" or "Refresh" or press the "Cancel" button.

OTP has been sent to mobile number: \*\*\*\*[redacted] and email id: al\*\*\*\*\*[redacted]

Enter OTP\* [input type="text" value="....."] Submit

Resend OTP Cancel

--Select-- [v] [?]  
--Select-- [v] --Select-- [v] [?]

## Register as New User

Step 1 ---- Step 2 ---- Step 3 ----

 Details entered in this form will be saved in TRACES and will not be updated in PAN database.

### Communication Address

Flat / Door / Block No.*	<input type="text"/>
Name of Premises / Building / Village	<input type="text"/>
Road / Street / Block / Sector	<input type="text"/>
Area/Locality	<input type="text"/>
Town / City / District*	<input type="text"/>
State / Union Territory*	--Select-- 
PIN Code*	<input type="text"/>

### Communication Details

STD Code-Phone No.	<input type="text"/>	<input type="text"/>	
Country code-Mobile Number*	+91	<input type="text"/>	
Alternate Mobile Number	+91	<input type="text"/>	
Email Id*	<input type="text"/>		

[Back](#) [Next](#)

# Register on TRACES Portal

(continued)

## Register as New User

Step 1 ---- S

### Login details

User Id

< PAN

Password\*



Confirm New Password\*

Security Question\*



Answer\*



Back

Create Account

# Register on TRACES Portal

(continued)

Name of Premises / Building / Village

Road / Street / Block / Sector

Area/Locality

Town / City / District

State / Union Territory

PIN Code

## Communication Details

STD Code-Phone No.

Mobile Number

Alternate Mobile Number

Email Id

## Login details

User Id

Security Question

[Edit](#) [Confirm](#)

## Register on TRACES Portal

(continued)



Home

Deductor

Tax Payer

PAO

### Registration request successfully submitted!

- **Activation link** and **codes** have been sent to the **email address** and **mobile number** provided by you during registration
- Please **click** on the Activation link within **48 hours** receipt of email to avoid **deactivation** of your account
- Enter the Codes sent via email and mobile in the activation link screen
- **Activation Code 1** should be entered in the field '**Code sent through email**' and **Activation Code 2** should be entered in the field '**Code sent through SMS**'

[Go to Home Page](#)

# Register on TRACES Portal

(continued)

Alert Notification Message 



**TDS Intimations** <intimations@tdscpc.gov.in>  
to me ▾

18:42 (2 minutes ago) ☆ 😊 ↶ ⋮

Mr / Ms / M/s [REDACTED]

Registration for PAN [REDACTED] has been successfully completed on TRACES.

Activation link to activate account : <https://www.tdscpc.gov.in/app/acctactivation.xhtml>

Activation Code 1 [REDACTED]

A separate activation code (Activation Code 2) will be sent to you through SMS.

Steps for Activation:

1. Click on the activation link within 48 hours of receipt of this email to activate account. You may also copy-paste the link in your browser
2. Enter User Id provided during registration and activation codes sent through email as well as SMS and submit
3. Activation Code 1 should be entered in the field 'Code sent through email'
4. Activation Code 2 (sent through SMS) should be entered in the field 'Code sent through SMS'
5. Activation success message will be displayed
6. You may now login to TRACES
7. If activation is not done within 48 hours (from date of registration), account will be deactivated from TRACES. You will have to register again as new user
8. Note: Jammu & Kashmir users will receive activation codes only through email. Such users will not receive activation code through SMS and they must activate account using the activation codes sent through email

# Register on TRACES Portal

(continued)



## TRACES

TRACES - TDS Reconciliation Analysis and Correction Enabling System

TDS Reconciliation Analysis and Correction Enabling System

[Home](#)

[Deductor](#)

[Tax Payer](#)

[PAO](#)

### Account Activation

User Id\*

Code sent through email\*

Code sent through SMS\*

**Submit**

## Register on TRACES Portal

(continued)



[Home](#)

[Deductor](#)

[Tax Payer](#)

[PAO](#)

### **Activation Successful!**

You may now login to TRACES.

You can add your Signature details through Profile page after logging in to TRACES. Income Tax Department encourages the use of digital signature for faster submission and processing of statements.

# Login to TRACES Portal



## TRACES

TDS Reconciliation Analysis and Correction Enabling System



Home

Deductor

**Tax Payer**

PAO

Login as :

Deductor

Taxpayer

PAO

### Taxpayer Login

User Id\*

BUYPA6764J

Password\*

.....

PAN for Tax Payer\*

BUYPA6764J

Verification Code\*



Click to refresh image

Enter text as in above image\*

HKWPG

Login

#### For Tax Payers:

- If you are already registered in TRACE login with your registered User Id Password & PAN else register as new user.
- User can not enter details in column P/ Payer as column will be auto-populate basis of User Id entered by user.

#### Common Note:

- This website uses cookies to maintain preference and session information. cookies in your browser might not allow to perform certain activities

# Download Form 16B

(Generally after 7 days only it will be available.)



My Home | Statements/Forms | View/ Verify Tax Credit | Request for Resolution | **Downloads** | Profile

Welcome [User Name]

Requested Downloads

- Form 16B/16C/16D/16E (For Buyer/Tenant/Payer/Buyer of VDA)**
- Download 197,206C(9) or 195(3)Certificate
- Download 197 Certificate for section 194M (For Deductors)
- Download Certificate u/s 195(2)

0120 4814600

**Quick Links**

- Form 16B/16C/16D/16E (For Buyer/Tenant/Payer/Buyer of VDA)
- Update Communication Details
- Salary Details reported by Employer
- Pension Details reported by

**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 and download Form 26AS/Annual Tax Statement
- Profile
  - Update Communication Details

**User Login Details**

# Download Form 16B

Welcome  

Login Date: 06-May-2025, 00:50 PM [help](#)

## Download Form 16B/16C/16D/16E

[Step 1](#) ---- [Step 2](#) ---- [Step 3](#)

**i** Download request for Form 16B/16C/16D/16E (for TDS on Sale of Immovable Property /TDS on Rent of Property/TDS on Payment to Resident Contractors, Payment of Commission, Brokerage charges and Fees for Professional Services/TDS on Transfer of Virtual Digital Asset by specified persons u/s 194S) can only be submitted by buyer/tenant/Payer/Buyer of VDA.

**i** Enter values in below fields and submit download request for Form 16B/16C/16D/16E for a challan from the list of challan(s) displayed

**i** One Form 16B/16C/16D/16E will be generated for a Assessment Year, Acknowledgement Number and challan

**i** Form-16B/16C/16D/16E can only be download by Buyer(From A.Y.2014-15 onwards)/Tenant(From A.Y. 2018-19 onwards)/Payer(From A.Y. 2020-21 onwards)/Buyer of VDA (From A.Y. 2023-24 onwards)

Form Type*	26QB	Assessment Year*	2026-27	Financial Year	2025-26	Acknowledgement Number*	
PAN of Seller/Landlord/Payee/Seller of VDA*		<b>Proceed</b>					

# Download Form 16B

## Details to be Printed on Form 16B

Home | About Us | Contact Us | e-Tutorials | Related Links | Login

Search In Keyword

TDS Centralized Processing Cell

TRACES TDS Reconciliation Analysis and Correction Enabling System

Government of India Income Tax Department

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

Welcome

**Details To Be Printed on Form 16B**

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](http://www.tin-nsdl.com) to update it

Full Name of Person Responsible for Deduction of Tax	
Father's Name of Person Responsible for Deduction of Tax	
Designation of Person Responsible for Deduction of Tax	Buyer of Immovable Property
Place	

Submit Request Cancel

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

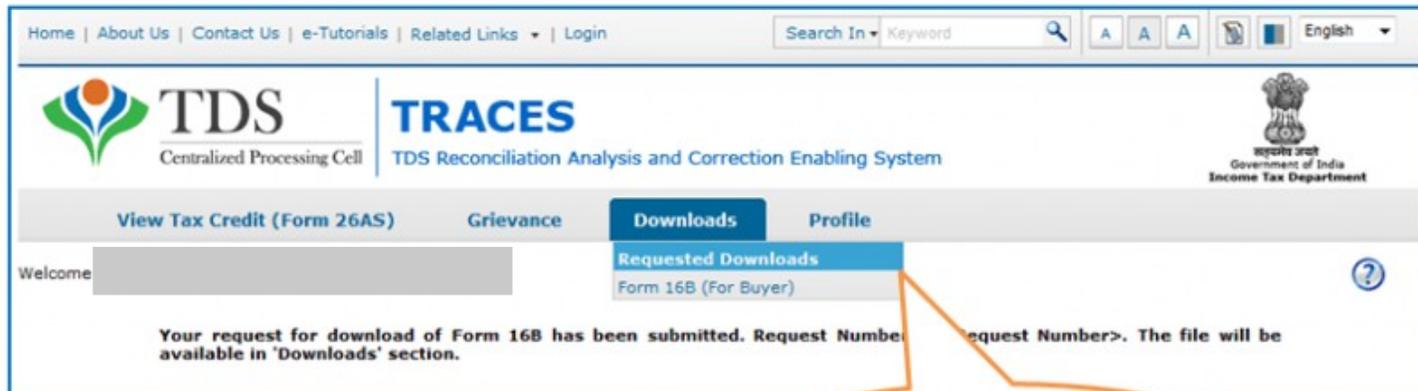
Click on 'Submit' to submit download request or on 'Cancel' to go to previous screen

## Download Form 16B

After a few hours, your request will be processed.

Click on the Downloads tab and select Requested Downloads from the drop-down menu.

### Requested Downloads



The screenshot shows the TDS TRACES portal interface. At the top, there is a navigation bar with links for Home, About Us, Contact Us, e-Tutorials, Related Links, and Login. A search bar is also present. The main header features the TDS logo (Centralized Processing Cell) and the TRACES logo (TDS Reconciliation Analysis and Correction Enabling System). On the right, the Government of India Income Tax Department logo is displayed. Below the header, there is a menu with options: View Tax Credit (Form 26AS), Grievance, Downloads, and Profile. The Downloads menu is expanded, showing 'Requested Downloads' and 'Form 16B (For Buyer)'. A message below the menu states: '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

## Download Form 16B

- You should be able to see that the status of your Form 16B download request is 'available'.
- If the 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 the date of birth of the deductor (the format is DDMMYYYY). Your form will be available inside the .zip file as a pdf.

# HOW TO CORRECT FORM 26QB-TDS ONLINE?

## Who is Eligible to Apply for Corrections?

The deductor, i.e., the buyer of the property, can rectify errors or mistakes in Form 26QB online by logging into the TRACES website.

## What can be corrected in Form 26QB?

Correction can be made in critical (allowed twice only) and non-critical fields.

<b>Critical Fields</b>	<b>Non-Critical Fields</b>
PAN of buyer	Major Head
PAN of seller	Address of buyer
Financial Year	Address of seller
Amount paid/credited	Email ID of buyer
Date of payment/credit	Mobile Number of buyer
Date of deduction	Email ID of seller
Property details	Mobile Number of seller
Total value of consideration	Date of Agreement/Booking
Payment Type	
Total Amount Paid/Credited in previous instalments.	
Total Stamp Duty Value of the Property	

1. Log in to the TRACES website as a taxpayer using your registered User ID and Password.
2. Under the “Statements/Forms” tab, select the option “Request for Correction” to start a correction request.

The screenshot displays the TRACES website header and navigation menu. The logo for TDS (Centralized Processing Cell) and TRACES (TDS Reconciliation Analysis and Correction Enabling System) is visible at the top. The navigation bar includes tabs for 'My Home', 'Statements/Forms', 'View/ Verify Tax Credit', 'Request for Resolution', and 'Download'. The 'Statements/Forms' tab is active, and a dropdown menu is open, with 'Request for Correction' highlighted in a red box. Other options in the dropdown include 'Track Correction Request', 'View Default Summary', 'Request for Justification Report Download', 'Request for Refund', 'Track Refund Request', 'Request Form 13/15C/15D', 'Track Request Form 13/15C/15D', 'Challan Status', 'Request for consumption status of Nil/Lower Deduction Certificate u/s 197 (Annexure II)', and 'View Challan cum Statement Status'. A 'Quick Links' section on the left lists various services like Form 16B/16C/16D/16E, Update Communication Details, Salary Details reported by Employer, Pension Details reported by Specified Bank (194P), and Change Password. A 'Welcome' message and a 'Log In' button are also visible.

**Please select Statement cum Challan for Correction**

26QB Correction

26QC Correction

26QD Correction

26QE Correction

**Proceed**

**26QB Correction Checklist**

Sr. No.	Conditions Applicable
1	26QB filed by Buyer has been processed
2	Only Buyer can submit request for 26QB Correction
3	If Buyer files 26QB correction and Seller is known, correction can be submitted through e-Verify (Net Banking) / AO approval / DSC (If Buyer is DSC registered) for updating PAN details (Buyer / Seller)
4	If Digital Signature is not registered for Buyer and Seller is unknown, the correction request can be submitted through AO Approval option for updating PAN Details (Buyer / Seller)
5	If Digital Signature is not registered for Buyer and Seller is known, the correction request can be submitted through e-Verify (Net Banking) / AO Approval option for PAN Details (Buyer / Seller) update
6	Software (available in Hard Token) provided by the Digital Signature Vendor is required to be installed on System while submitting 26QB correction request, if Buyer is opting for DSC
7	If PAN of Seller is updated, the correction submitted will require previous Seller's approval if seller is known otherwise Buyer can opt for AO approval
8	If PAN of Buyer is updated, the correction submitted will require Seller's and updated Buyer's approval. If Seller is unknown Buyer can opt for AO approval
9	If PAN of Seller and PAN of Buyer are updated, the correction submitted will require previous Seller's and updated Buyer's approval. If Seller is unknown Buyer can opt for AO approval
10	If Date of Payment/Credited is updated, the correction submitted will require existing Seller's approval (If Known) and after that correction submitted will require A.O approval otherwise Buyer can opt for AO approval (In case Existing Seller's Unknown).
11	If Date of Deduction is updated, the correction submitted will require existing Seller's approval (If Known) and after that correction submitted will require A.O approval otherwise Buyer can opt for AO approval (In case Existing Seller's Unknown).
12	Jurisdictional TDS-Assessing Officer will be decided based on Buyer's PAN's (PAN submitting the correction) jurisdiction
13	If amount paid/credited is updated, the correction submitted will require Seller's approval
14	While making 26QB correction, please ensure that all the details in these critical fields are filled carefully as second time 26QB correction would be processed only through TDS Assessing Officer's approval. After changes and approvals (Buyer/Seller if required) your correction statement will be directly submitted for approval of the TDS Assessing Officer
15	In case there is a difference between 26QB data and Form 26AS/Annual Tax Statement generated. Kindly submit a correction statement by updating values in either property address or e-mail id or mobile number
16	Please enter Assessment Year based on date of Payment/Credit to Seller as per 26QB
17	Please update latest Communication details i.e. e-mail id and mobile number in profile section so that you may be contacted by the concerned officer for any clarification or query

**Proceed**

3. Enter relevant “Assessment Year”, “Acknowledgement Number” and “PAN of Seller” according to filed 26QB, then Click on “File Correction” to submit a request for correction.

### File Correction for 26QB

**i** As per amendment in section 200(3) of the Income-tax Act vide Finance Act, (No. 2) 2024, no correction statement shall be allowed after the expiry of six years from the end of the financial year in which the statement referred to in sub-section (3) is required to be delivered

**i** Enter values in below fields and submit correction request for Form 26QB

**i** If PAN of Seller and PAN of Buyer are updated, the correction submitted will require previous Seller's and updated Buyer's approval. If Seller is unknown Buyer can opt for AO approval

**i** Jurisdictional TDS-Assessing Officer will be decided based on Buyer's PAN's (PAN submitting the correction) jurisdiction

Assessment Year*	2025-26	Ack No.*		PAN of Seller*		<a href="#">File Correction</a>
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Request for correction for AY 2025 Acknowledgement Number [REDACTED], PAN of Buyer [REDACTED] B and PAN of Seller [REDACTED] K has been submitted. Request Number is [REDACTED] Request Date is 06-May-2025 You may check status of the request through 'Track Correction Request' under 'Statements/Forms' menu. Correction can be started once request status is 'Available'.

[Go to Track Correction Request](#)

Go to “Track Correction Request” option under the “Statements/ Forms” tab and initiate correction once the status is “Available”.  
Click on the “Available” status to continue.

### Track Correction Request

Enter any of the below search options to view the correction requests

Request     Date:     View All

#### Correction Request Details

Click on a row to select it and click on status as 'Available' or 'In Progress' to start or work on correction for a statement.

Click on Pending for PAN Approval to Approve the selected correction request

Click on a row to select it and click 'Cancel Correction Request' to cancel the correction request before approval/processing

Request ID	Correction Request Date	Assessment Year	Acknowledgement Number	Form Type	Status As On Date	Correction Status	Date of Submission of Correction Acknowledgement	Remarks	Assessing Officer Details
	06-May-2025	2025		26QB	06-May-2025	Available	-	-	-

Page 1 of 1    View 1 - 1 of 1

[View/Download Acknowledgement](#)

[Cancel Correction Request](#)

Mention Challan details of any one challan as per 26QB statement filed for Acknowledgement Number [REDACTED], PAN of Buyer [REDACTED] 3 and PAN of Seller [REDACTED]

Bank Branch Code (BSR)\*

Date of Deposit\*  
(dd-mmm-yyyy; e.g. 12-Dec-1980)

Challan Serial Number\*  
(5 digits; e.g., 00053)

Challan Deposit\*  
(Rs.)(e.g., 1987)

Proceed

METRO FILLER NO.209	
Road / Street / Block / Sector	Updated Road / Street / Block / Sector
PIN Code	Updated Pin Code
City / District	Updated City/District
Post-Office	Updated Post-Office
Area/Locality	Updated Area/Locality
State	Updated State

**i** Click on Edit to update the details and click on 'Save' to Save the updates

**i** Click on 'Submit Correction' to submit the correction statement for approval / processing

**Financial Year and Tax Applicable** | **Buyer Details** | **Seller Details** | **Property Details** | **Amount Paid/Credited**

### Tax Applicable

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

Financial Year\*  ?      Assessment Year  ?

### Type of Payment

(800)TDS ON SALE OF PROPERTY

**Edit** Save

**Submit Correction Statement**

User can select the required field to edit details in 26QB. After clicking on the “Edit” tab, a message will pop up on the screen.

Click on “Save” to save the updated details, then click on “Submit Correction Statement”.

		Step 1 ---- Step 2 ---- Step 3	
Financial Year		Updated Financial Year	2024-25
PAN of Buyer		Updated PAN of Buyer	
PAN of Seller		Updated PAN of Seller	
Payment Type		Updated Payment Type	
Total Amount Paid/Credited in previous Installments		Updated Total Amount Paid/Credited in previous Installments	
Total Stamp Duty Value of the Property		Updated Total Stamp Duty Value of the Property	
Amount Paid/Credited Currently		Updated Amount Paid/Credited Currently	
Total Property Value		Updated Total Property Value	
Date of Payment / Credit		Updated Date of Payment / Credit	
Date of Tax Deduction		Updated Date of Tax Deduction	
<b>Complete Address of the Property Details</b>			
Country	91	Updated Country	
Flat / Door / Building		Updated Flat/Door/Building	
Road / Street / Block / Sector		Updated Road / Street / Block / Sector	
PIN Code		Updated Pin Code	
City / District		Updated City/District	
Post-Office	-	Updated Post-Office	
Area/Locality	-	Updated Area/Locality	
State		Updated State	

UPDATE  
D  
DETAILS

 Click on Edit to update the details and click on 'Save' to Save the updates

Seller Details		<a href="#">Edit</a>
PAN of Transferor* (Payee/Seller)	AAC	
Name of Transferor* (Payee/Seller)	PRIVATE LIMITED	
Category of Transferor (Payee/Seller)	Company	
Whether more than one* Transferor(Payee/Seller)	No	
Complete Address and Communication Details		
Country*	INDIA	
Flat / Door / Building*		
Road / Street / Block / Sector		
PIN Code*		
Post-Office*		
Area/Locality*	KOCHI	
City / District*	ERNAKULAM	
State*	Kerala	
Email Id		
Mobile Number		

Property Details		<a href="#">Edit</a>
Type of Property*		
Country*		
Flat / Door / Building*		
Road / Street / Block / Sector		
PIN Code*		
Post-Office*		

**Approval for Correction request** ✕

Would you like to send the 26QB correction request to PAN of the Seller or AO?

Click on 'AO' if PAN of the Seller is not known.

**PAN OF SELLER**      **AO**

**Details To Be Printed on Form 26QB Correction Acknowledgement**

**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](http://www.tin-nsdl.com) to update it

**Full Name of Person Responsible for Deduction of Tax**

[Redacted]

**Father's Name of Person Responsible for Deduction of Tax**

[Redacted]

**Designation of Person Responsible for Deduction of Tax**

[Redacted]

**Place:**

[Redacted]

**Submit Request**   **Cancel**

**Confirm** ✕

Your DSC is not registered on TRACES, do you want to validate the 26QB correction request through:

e-verify (Net Banking) ?  AO Approval ?  Aadhaar ?

i e-verify - To bypass the Jurisdictional Assessing Officer Approval

**Proceed**

Person Responsible for Deduction of Tax

***Login to the Seller's TRACES Portal and accept the correction request.***



# **SECTION 194-I & 194-IB**

**TDS ON RENT**

## 194-I VS 194-IB

Particulars	Section 194-I	Section 194-IB
<b>Nature of Payment</b>	Rent paid on land, building, furniture or fitting, plant, equipment and machinery	Rent paid on land or building or both
<b>Deductor</b>	Individual/HUF ( <i>only if TO exceeds Rs. 1 crore for business and Rs. 50 lakhs for profession in preceding FY</i> ), Or Rent paid by any other person	Individual/HUF (Other than those referred in 194-I)
<b>Deductee</b>	Any person - Resident	Any person - Resident
<b>Limit</b>	₹ 50,000 per month or part of the month (w.e.f. 01-04-2025) (Previously ₹ 2,40,000/- annually)	₹ 50,000 per month or part of the month
<b>Rate</b>	2% of rent on plant, equipment and machinery 10% of rent on land, building, furniture or fitting	2% on land or building or both
<b>TDS Return</b>	Quarterly Return Form 26Q	Form 26QC
<b>Return Time Limit</b>	15 days after expiry of each quarter (45 days for last quarter)	The TDS deducted needs to be deposited within 30 days from the end of the month in which the amount was deducted.

## WHAT IS 'RENT' U/S 194-I?

*"rent" means any payment, by whatever name called, under any lease, sub-lease, tenancy or any other agreement or arrangement for the use of (either separately or together) any,—*

*(a) land; or*

*(b) building (including factory building); or*

*(c) land appurtenant to a building (including factory building); or*

*(d) machinery; or*

*(e) plant; or*

*(f) equipment; or*

*(g) furniture; or*

*(h) fittings,*

*whether or not any or all of the above are owned by the payee;*

## **KEY CONSIDERATIONS- 194-I**

- For TDS deduction, the PAN number of the landlord or the person receiving rent must be given to the payee. If it is not given, the TDS on rent is deducted at 20% under Section 206AA.
- If you pay rent to NRI, then TDS deducted u/s 195.
- TDS must be deducted at the earlier of the following two events:
  - At the time of credit of the rent to the account of the payee (receiver).
  - At the time of actual payment of the rent, whether in cash, cheque, draft, or any other mode.
- Deductor need to obtain TAN.

## KEY CONSIDERATIONS- 194-IB

- For TDS deduction, the PAN number of the landlord or the person receiving rent must be given to the payee. If it is not given, the TDS on rent is deducted at 20% under Section 206AA. However, TDS cannot be more than last month's rent.
- TDS must be deducted at the earlier of;
  - Payment /Credit of rent for the last month of the year or the last month of tenancy if the property is left during the year.
- Deductor need not to obtain TAN.
- TDS Certificate in Form 16C

## TDS u/s 194I - Specific Circumstances

### ❖ TDS on Advance Rent

*When the advance rent is paid to the landlord, the payment is subject to TDS deduction.*

TDS Credit on Such Rent (Circular : No. 5/2001, dated 2-3-2001)

❖ *where advance rent is spread over more than one financial year and tax is deducted thereon, credit shall be allowed in the same proportion in which such income is offered for taxation for different assessment years based on the single Certificate furnished for tax so deducted on the entire advance rent.*

❖ *Subsequent to the deduction of tax at source on advance rent pertaining to one or more financial years :*

*(i) Rent agreement gets terminated/cancelled resulting into refund of balance amount of advance rent to the tenant.*

*(ii) Rented property is transferred by way of sale, lease, gift, etc., with tenant in occupation or otherwise resulting into refund of balance amount of advance rent to the transferee or the tenant, as the case may be.*

*credit for the entire balance of tax deducted at source, which has not been given credit so far, shall be allowed in the assessment year relevant to the financial year during which the rent agreement gets terminated/cancelled or rented property is transferred and balance of advance rent is refunded to the transferee or the tenant, as the case may be.*

## TDS u/s 194I - Specific Circumstances

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### ❖ Charges for Cold Storage Facility

*(Circular No. 1 of 2008 dated 10-01-2008)*

- In the case of cold storage where milk, ice cream, and vegetables, are stored, the payment may be styled as charges for use of plant and not for use of the building.
- Cold storage is a plant. The main function of the cold storage is to 'preserve perishable goods', and storage of such goods is incidental in nature.
- Hence, the arrangement between the customers and cold storage owners are basically contractual in nature, 194C is applicable.

### ❖ Hall Rent Paid by an Association

Since an association of persons is a different kind of assessee and not an individual or HUF, the obligation of tax deduction will be there, provided payment for the use of the hall exceeds Rs 50,000 per month.

## TDS u/s 194I - Specific Circumstances

### ❖ **Payments to Hotels for Holding Seminars Including Lunch**

- Where hotels do not charge only for use of premises but also charge for catering/meal, the provisions of Sec. 194I would not apply for the catering part.
- However, Sec.194C would apply for the catering part.

### ❖ **Does rent include payments made to a hotel for rooms hired during the year?**

Yes. As per Circular No. 715, dated 8-8-1995, issued by the Income Tax Department, payments made by persons, other individuals and HUFs for hiring hotel rooms regularly will be liable for tax deduction under Section 194-I.

### ❖ **Whether the rent paid should be enhanced for notional income in respect of deposit given to the landlord?**

The TDS is to be deducted from actual payments and not by computing notional income as per deposit given to the landlord. If the deposit is adjustable against future rent, the deposit is in the nature of advance rent subject to TDS.

## TDS u/s 194I - Specific Circumstances

### ❖ Income from Letting out of Factory Building

- Where a factory building is let out, the rent received generally is income from business in the hands of the owner. Only in a few cases, it is income from property in the lessor's hands.
- But such payment also, which is business income in the hands of the lessor and for which he will necessarily be paying advance tax and finally be returning the rental income, will be subject to tax deduction at source or TDS.

### ❖ Inclusion of Service Charges

Service charges payable to business centers are covered under the definition of rent, as they are covered under payments by 'whatever named called'.

## TDS u/s 194I - Specific Circumstances

### ❖ TDS where Building and Furniture, etc., Let-Out by Separate Persons

In the case where a building is let out by one person and furniture and fixtures are let out by another person, then the payee is required to deduct tax under Sec. 194I from the rent paid/credited to the owners of both building and furniture separately.

### ❖ TDS when Rent is Not Payable Monthly

Sec. 194I does not mandate that the tax deduction should be made on a month-to-month basis.

Therefore, if the crediting of the rent is done on a quarterly basis, the deduction at the source will have to be made on a quarterly basis only. Where the rent is paid on a yearly basis, deduction also will have to be made once a year on the basis of the actual payment or credit.

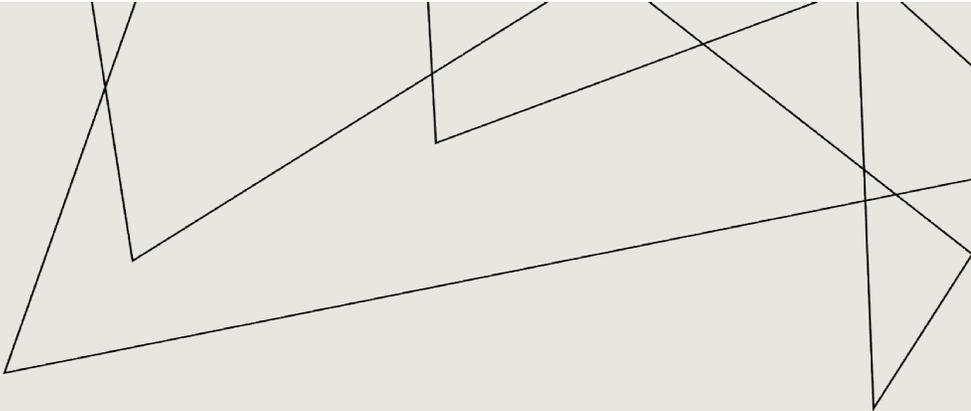
## TDS u/s 194I - Specific Circumstances

❖ **Will tax be deducted on the GST on rent?** (*Circular No. 4 of 2008 dated 28-4-2008*)

No, service tax is not considered part of the landlord's income. Therefore, tax is deducted under Section 194I without including the GST.

❖ **How to apply a threshold limit in case of rent paid to co-owners?**

Where the share of each co-owner in the property is definite and ascertainable, the limit of Rs. 50,000 will be applicable to each co-owner separately.



THANK YOU

CA. ALOSHY K  
ABRAHAM