eTutorial –
TDS on sale of property
• As per Finance Bill of 2013, TDS is applicable on sale of immoveable 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.
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-eGov
Option 1: Steps to pay tax offline

- Log on to NSDL-TIN website (www.tin-nsdl.com)
Steps to pay tax offline

- Under TDS on sale of property, click on the option “Online form for furnishing TDS on property”
Steps to pay tax offline

- Select Form for Payment of TDS on purchase of Property

<table>
<thead>
<tr>
<th>Select applicable challan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxation and Investment Regime for Pradhan Mantri Garib Kalyan Yojana, 2016 (PMGKY)</td>
</tr>
<tr>
<td>CHALLAN NO./ITNS 287 (Payment under Pradhan Mantri Garib Kalyan Yojana, 2016 (PMGKY))</td>
</tr>
<tr>
<td>Income Declaration Scheme, 2016</td>
</tr>
<tr>
<td>CHALLAN NO./ITNS 286 (Payment under Income Declaration Scheme, 2016)</td>
</tr>
<tr>
<td>Equalization Levy</td>
</tr>
<tr>
<td>CHALLAN NO./ITNS 285 (Payment of Equalization Levy)</td>
</tr>
<tr>
<td>TDS on Property</td>
</tr>
<tr>
<td>Form 26QB (Payment of TDS on Sale of Property)</td>
</tr>
<tr>
<td>Demand Payment</td>
</tr>
<tr>
<td>Demand Payment (Payment against CPC (TDS) raised demand (only for TDS on Sale of Property)</td>
</tr>
</tbody>
</table>

Click on the option “TDS on sale of property”
<table>
<thead>
<tr>
<th>Steps to pay tax online</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Form 26QB</strong></td>
</tr>
<tr>
<td><strong>Income Tax Department</strong></td>
</tr>
</tbody>
</table>

**Select Tax applicable for which payment is to be done**

- (0020) INCOME-TAX ON COMPANIES (CORPORATION TAX)
- (0019) INCOME-TAX (OTHER THAN COMPANIES)

**Financial / Assessment Year** will be populated on the basis of Date of Payment / Credit Selected in the Form

**Financial Year**

- Financial Year

**Assessment Year**

- Assessment Year

**Type of Payment**

- (800) TDS ON SALE OF

**Select Status of the Payee/Seller/Transferor**

- Resident
- Non-Resident

In case the status of the Seller is Non-Resident, Form 26QB will not be applicable. The correct form to be used is Form 27Q.

**Status of the Payee/Seller/Transferor**

- Mention PAN of Transferee/Buyer
- Mention PAN of Transferor/Seller

**Permanent Account No. (PAN) of Transferee (Payer/Buyer)**

- [Field]

**Category of PAN of Transferee**

- [Field]

**Permanent Account No. (PAN) of Transferor (Payee/Seller)**

- [Field]

**Category of PAN of Transferor**

- [Field]

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**Steps to pay tax online**

<table>
<thead>
<tr>
<th>Category of PAN of Transferee</th>
<th>Category of PAN of Transferor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Name of the Transferee*</td>
<td>Name and status (as per Income Tax Department database) will be displayed confirmation screen</td>
</tr>
<tr>
<td>Confirm Permanent Account No of Transferee*</td>
<td>Confirm Permanent Account No of Transferor*</td>
</tr>
<tr>
<td>Re-enter PAN of Transferee/Buyer</td>
<td>Re-enter PAN of Transferor/Seller</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complete Address of the Transferee*</th>
<th>Complete Address of the Transferor*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of premises/Building/ Village</td>
<td>Name of premises/Building/ Village</td>
</tr>
<tr>
<td>Flat/Door/Block No.</td>
<td>Flat/Door/Block No.</td>
</tr>
<tr>
<td>Road/Street/Lane</td>
<td>Road/Street/Lane</td>
</tr>
<tr>
<td>City/District*</td>
<td>City/District*</td>
</tr>
<tr>
<td>State*</td>
<td>State*</td>
</tr>
<tr>
<td>Pin Code *</td>
<td>Pin Code *</td>
</tr>
<tr>
<td>Email ID *</td>
<td>Email ID</td>
</tr>
<tr>
<td>Mobile No.</td>
<td>Mobile No.</td>
</tr>
<tr>
<td>Whether more than one Transferee/Buyer*</td>
<td>Whether more than one Transferor/Seller*</td>
</tr>
</tbody>
</table>

Please select whether more than one Transferee/Buyer

Provide Complete address of Transferee/Buyer

Provide Complete address of Transferor/Seller

Please select whether more than one Transferor/Seller
Steps to pay tax online

**Property Details**

### Complete Address of the Property Transferred

<table>
<thead>
<tr>
<th>Field</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Property</strong>*</td>
<td>Select</td>
</tr>
<tr>
<td>Name of premises/Building/Village</td>
<td></td>
</tr>
<tr>
<td>Flat/Door/Block No.</td>
<td></td>
</tr>
<tr>
<td>Road/Street/Lane</td>
<td></td>
</tr>
<tr>
<td>City/District*</td>
<td></td>
</tr>
<tr>
<td><strong>State</strong>*</td>
<td>Select</td>
</tr>
<tr>
<td><strong>Pin Code</strong>*</td>
<td></td>
</tr>
<tr>
<td><strong>Date of Agreement/Booking</strong>*</td>
<td></td>
</tr>
<tr>
<td><strong>Total Value of Consideration (Property Value)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Payment Type</strong>*</td>
<td>Select</td>
</tr>
</tbody>
</table>

- **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**
**Steps to pay tax online**

Based on the Payment Type selected i.e. Installment/Lumpsum, taxpayers are required to select the values from the dropdown. Values selected will be the amount payable to the Transferor/Seller on which tax will be deducted.

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

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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<td></td>
</tr>
<tr>
<td>Hundreds</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Tens</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ones</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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)

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**Tax Deposit Details**

- **Total Amount Paid/Credited**: 
  - Value should be entered in 'Fee' only when taxpayer is liable to pay Fee amount under section 234E of the Income Tax Act read with Rule 31A(4A) of the Income Tax Rules. For more information, please refer FAQ on Fee.

- **Please enter TDS rate (in %)**: 1

- **Basic Tax (TDS Amount to be paid)**:

- **Interest**

- **Fee**

Please enter the TDS amount to be paid (amount deducted by the purchaser at the time of purchase of the property)

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**Total payment**

**Value in words**
Example

Amount Paid/Credited

Based on the Payment Type selected i.e. Installment/Lumpsum, taxpayers are required to select the values from the dropdown. Values selected will be the amount payable to the Transferor/Seller on which tax will be deducted.

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

- **Cرويس**
  - 1
- **Lahks**
  - 0
- **Thousands**
  - 0
- **Hundreds**
  - 0
- **Tens**
  - 0
- **Ones**
  - 0

Amount entered here should match the Amount selected from the drop down list above

Tax Deposit Details

- **Total Amount Paid/Credited**
  - 10000000
- **Please enter TDS rate (in %)**
  - 1
- **Basic Tax (TDS Amount to be paid)**
  - 100000

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

*Value should be entered in 'Fee' only when taxpayer is liable to pay Fee amount under section 234E of the Income Tax Act read with Rule 31A(4A) of the Income Tax Rules. For more information, please refer FAQ on Fee.*

- **Total payment**
  - 100000.00
- **Value in words**
  - One Lakhs Rupees and paisa
Steps to pay tax online

- **Mode of Payment**
  - e-tax payment immediately (through net banking facility)
  - e-tax payment on subsequent date (e-payment of taxes by visiting any of the Bank branches)

- **Bank Name**
  - Bank Name

- **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.

- **Image CAPTCHA**
  - Please select the characters seen in the above picture.

**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.
- e-tax payment immediately will direct the taxpayer to the Net Banking Site.
- In case the taxpayer wish to opt for e-tax payment on subsequent date, ACK No. will get generated and the same has to be retained by taxpayer and presented to any of the authorized Bank for further payment.
- Provision to enter Tax amount (i.e. Basic Tax, Interest and Fee) is given in the Bank’s site.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee w.e.f 22.12.2010.

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**

To go to the homepage, please click on **Home**
**Steps to pay tax offline**

**Form 26QB**

### Confirm Data Page

<table>
<thead>
<tr>
<th><strong>Tax Applicable</strong></th>
<th>0921</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minor Head Code</strong></td>
<td>800</td>
</tr>
<tr>
<td><strong>Permanent Account No. (PAN) of Transferee (Payer/Buyer)</strong></td>
<td>AAAA1111B</td>
</tr>
<tr>
<td><strong>Full Name of the Transferee</strong></td>
<td>Tom Cruise</td>
</tr>
<tr>
<td><strong>Category of Transferee on the basis of PAN</strong></td>
<td>Association of Persons</td>
</tr>
<tr>
<td><strong>Status of PAN as per ITD PAN Master</strong></td>
<td>Active PAN</td>
</tr>
<tr>
<td><strong>Assessment Year</strong></td>
<td>2017-18</td>
</tr>
<tr>
<td><strong>Financial Year</strong></td>
<td>2016-17</td>
</tr>
<tr>
<td><strong>Permanent Account No. (PAN) of Transferor (Payee/Seller)</strong></td>
<td>CCCCC2222D</td>
</tr>
<tr>
<td><strong>Full Name of the Transferor</strong></td>
<td>Katrina Malhotra</td>
</tr>
<tr>
<td><strong>Category of Transferor on the basis of PAN</strong></td>
<td>Company</td>
</tr>
<tr>
<td><strong>Status of PAN as per ITD PAN Master</strong></td>
<td>Active PAN</td>
</tr>
</tbody>
</table>

### Complete Address of the Property Transferee

<table>
<thead>
<tr>
<th><strong>Name of premises/Building/ Village</strong></th>
<th>Shanti Dham Complex</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Flat/Door/Block No.</strong></td>
<td>A-203</td>
</tr>
<tr>
<td><strong>Road/Street/Lane</strong></td>
<td>S.V. Road</td>
</tr>
<tr>
<td><strong>City/District</strong></td>
<td>Mumbai</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>MAHARASHTRA</td>
</tr>
<tr>
<td><strong>Pin Code</strong></td>
<td>400013</td>
</tr>
<tr>
<td><strong>Email ID</strong></td>
<td><a href="mailto:TomC@gmail.com">TomC@gmail.com</a></td>
</tr>
<tr>
<td><strong>Mobile No.</strong></td>
<td>8823215559</td>
</tr>
</tbody>
</table>

### Complete Address of the Property Transferor

<table>
<thead>
<tr>
<th><strong>Name of premises/Building/ Village</strong></th>
<th>Galaxy Act</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Flat/Door/Block No.</strong></td>
<td>C-401</td>
</tr>
<tr>
<td><strong>Road/Street/Lane</strong></td>
<td>Ram Mandir</td>
</tr>
<tr>
<td><strong>City/District</strong></td>
<td>Thane</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>MAHARASHTRA</td>
</tr>
<tr>
<td><strong>Pin Code</strong></td>
<td>400014</td>
</tr>
<tr>
<td><strong>Email ID</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Mobile No.</strong></td>
<td></td>
</tr>
</tbody>
</table>
### Steps to pay tax offline

If all the above detail including the name displayed (as per ITD) is correct then, click on “Confirm” 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 ITD 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 notified filling up the relevant change request form to NSDL.

In case the status of the PAN is ‘Deleted’, you are requested to contact your jurisdiction Assessing Officer for further course of action.

If the name is correct, then click on “Confirm”.

Provision to enter Tax amount (i.e., Basic Tax, Interest and Fee) is given in the Bank’s site.

#### Complete Address of the Property Transferred

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Property</td>
<td>Building</td>
</tr>
<tr>
<td>Name of premises/Building/ Village</td>
<td>Seawood Apt.</td>
</tr>
<tr>
<td>Flat/Door/Block No.</td>
<td>B-504</td>
</tr>
<tr>
<td>Road/Street/Lane</td>
<td>Yar Road, Andheri</td>
</tr>
<tr>
<td>City/District</td>
<td>Mumbai</td>
</tr>
<tr>
<td>State</td>
<td>MAHARASHTRA</td>
</tr>
<tr>
<td>Pin Code</td>
<td>400061</td>
</tr>
</tbody>
</table>

#### Tax Deposit Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rate (in %)</td>
<td>1</td>
</tr>
<tr>
<td>Total Amount paid/credited</td>
<td>12500000</td>
</tr>
<tr>
<td>Basic Tax (ITDS Amount to be paid)*</td>
<td>125000</td>
</tr>
<tr>
<td>Interest</td>
<td>0</td>
</tr>
<tr>
<td>Fee</td>
<td>0</td>
</tr>
<tr>
<td>Total payment</td>
<td>125000</td>
</tr>
<tr>
<td>Value in words</td>
<td>One Lakhs Twenty Five Thousand Rupees</td>
</tr>
</tbody>
</table>

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Steps to pay tax offline

• On confirmation, nine digit alpha numeric Acknowledgment number would be generated
TAX INFORMATION NETWORK

Acknowledgement slip for TDS on sale of immovable property:

<table>
<thead>
<tr>
<th>PAN of the Transferee</th>
<th>AAAAA1111B</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAN of the Transferor</td>
<td>CCCCC2222D</td>
</tr>
<tr>
<td>Acknowledgement No.</td>
<td>AD0001116</td>
</tr>
<tr>
<td>Total Payment (in Rupees)</td>
<td>125000</td>
</tr>
</tbody>
</table>

**Instructions for the Transferee (Buyer):**

1. This advice slip must be presented to the bank / person who is making e-payment on your behalf.
2. All the payments have to be made to credit of the Income Tax Department through e-mode only.
3. Total Payment is rounded off to the nearest Rupee.
4. Please ensure that the payment is made of the same amount as mentioned above.
5. Please note the last date of payment. This is the date when the amount should have been credited to the Govt. account.
6. The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayer are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
7. As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after at least 2 days of deposit of tax amount at the respective Bank.
8. If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
9. If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
10. If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

**Instructions for the Bank:**

1. No physical challan should be accepted from the taxpayers against TDS on sale of immovable property.
2. No date entry of challan is required against above payment as only payment mode is permissible is e-payment.
3. Bank/ person making e-payment on behalf of the deductor shall visit www.fin-nsdl.com and click on the tab 'Print Form 26QB' to print Form 26QB.
4. The acknowledgement number has to be entered along with the amount indicated above.
5. The bank / person making e-payment should ensure that the amount entered for e-payment is same as that paid above.
6. The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's e-portal as TDS certificate (Form 16B) will be based on Basic Tax' (Income Tax) only.

Please make a note of the Instructions for the Buyer and Bank

Click on the Option ‘Print Form 26QB’ to print Form 26QB

Print ACK Slip for payment through Bank Branches

Please Save Acknowledgement Number for future reference

Save ACK  Print ACK Slip for payment through Bank branches  Print Form 26QB
**OPTION 1:- e-Payment of taxes by visiting any of the Bank branches**

- Take the Acknowledgment receipt to any of the authorized bank branches

- Authorized Bank branches would use the URL for e-Tax payment on subsequent date to re-enter the required details as provided in the acknowledgment receipt.

- On completion of the above, the Bank will make the payment through its net banking facility and provide you the challan counterfoil as acknowledgment for payment of taxes.
OPTION 2:- E-tax payment on Subsequent Date

• In case you desire to make the payment through e-tax payment (net banking account) subsequently, you may access the link ‘E-tax payment on subsequent date’ under TDS on Sale of Property on the TIN website.

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/Authorize dbanks.html
Steps to pay e-tax on subsequent date

Under TDS on sale of property, Click on the option ‘E-tax payment on subsequent date’

Click on the option “TDS on sale of property’
Tax Information Network
of Income Tax Department

Provide following details to verify TDS on Property (e-tax payment on subsequent date)

View is provided for the purpose of e-payment of TDS on property generated from TIN website issued to Transferee/Buyer

- PAN of Transferee/Buyer
- PAN of Transferor/Seller
- ACK No.
- Assessment Year

Enter Text As Seen In Image (Case Sensitive)

Please enter the characters seen in the above picture.

Please select Assessment Year

Enter PAN of the Transferee/Buyer
Enter PAN of the Transferor/Seller
Please enter Acknowledgment Number

After entering all the above required detail please click on Submit button to continue.

Note:
- Fields marked with * are mandatory.
- Enter valid 10-digit Permanent Account Number (PAN) of the Transferor and Transferee.
- Provide details as present in Form for TDS on property.
- TIN is not responsible for any mismatch in the details provided by Transferee/Buyer in the Form and the actual transaction of the Transferee/Buyer.
Steps to pay e-tax on subsequent date

Tax Information Network
of Income Tax Department

e-Payment
Income Tax Department

Your E-tax Acknowledgment Number is BA0013786

Permanent Account No of Transferee/Buyer: AAAAA1111B
Permanent Account No of Transferor/Seller: CCCCC2222D
Full Name of the Transferee (as per Income Tax Database): SALMAN RAJ KHAN
Assessment Year: 2014-15
Bank Name: Bank Name

If the above is correct, then click on "Submit to the bank".

Note:
- Challan Tender Date will be the date of deposit/daterate of payment in Bank
- Provision to Enter Amount Value is also given in the Acknowledgment
- Payment to be done through electronic mode only.

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

Click on the Option 'Print Form 26QB' to print Form 26QB.
• 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.

• As per the CBDT notification no. 30/2016 dated April 29, 2016, the due date of payment of TDS on transfer of immovable property is thirty days from the end of the month in which the deduction is made.

• 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.
Points to remember contd....

- TDS amount as per Form 26QB should be entered in the field ‘Basic Tax’ (Income Tax) on the Bank’s web-portal.

- TDS certificate (Form 16B) will be based on “Basic Tax” (Income Tax) only.

- Taxpayer/ Buyer are advised to save the Acknowledgement Number for downloading the Form 16B from TRACES website.

- TDS certificate (Form 16B) will be available for download from the TRACES website after at least 2 days of deposit of tax amount at the respective Bank.

- Click on View Acknowledgment Number under TDS on Property by providing the relevant details for retrieving the Acknowledgment Number.
Under TDS on sale of property, Click on the option ‘View Acknowledgement Number’
View Acknowledgment Number

View is provided for the purpose of retrieving the Acknowledgement Number generated from TIN website issued to Transferee/Buyer

- PAN of Transferee/Buyer*
- PAN of Transferor/Seller*
- Total Payment* (as entered in Form 26QB)
- Assessment Year*

Enter Text As Seen In Image (Case Sensitive)

After entering all the above required detail please click on Submit button to continue.

Note:
- Fields marked with * are mandatory.
- Enter valid 10-digit Permanent Account Number (PAN) of the Transferor and Transferee
- Provide details as mentioned in Form for TDS on property
- Mention Total Payment (as entered in Form 26QB) to view the details.
- TIN is not responsible for any mismatch in the details provided by Transferee/Buyer in the Form and the actual transaction of the Transferee/Buyer.
Your E-tax Acknowledgment Number is BA0013775

- Permanent Account No of Transferee/Buyer: AAAAA1111B
- Permanent Account No of Transferor/Seller: CCCCC2222D
- Full Name of the Transferee/Buyer: SALMAN RAJ KHAN
- (as per Income Tax Database)
- Assessment Year: 2014-15

Note:
- The Acknowledgment No. generated will be valid only if the taxpayer makes a payment at Bank's site.
- Taxpayer are advised to save above Acknowledgment No. for downloading Form 16B from TRACES website.
Thank You

In case of any further queries/concerns please contact our TIN Call Center at 020-27218080 or e-mail us at tininfo@nsdl.co.in