

Form 141 (Schedule B) worksheet

TDS on purchase of H-338, Second Floor, New Rajinder Nagar · Income-tax Act 2025, section 393(1) · six challans · two buyers, three payment events

File forms 1 and 2 now. Forms 3 to 6 are for money that moves on registration day, so file them on or after Thursday 15 October 2026 with that as the date of payment. All six are due by 30 November 2026. Form 132 (TDS certificate) to the seller by 15 December 2026.

The six challans at a glance

#	Buyer	Payment	Date of payment	Amount paid	TDS @ 1%	File
1	Vinod Anand	Earnest money	03/10/2026	₹25,00,000	₹25,000	Now
2	Binoo Anand	Earnest money	03/10/2026	₹25,00,000	₹25,000	Now
3	Vinod Anand	Axis Bank DD	15/10/2026	₹1,76,76,767	₹1,76,767	On / after 15 Oct
4	Binoo Anand	Axis Bank DD	15/10/2026	₹1,76,76,767	₹1,76,767	On / after 15 Oct
5	Vinod Anand	Own funds	15/10/2026	₹6,23,232	₹6,232	On / after 15 Oct
6	Binoo Anand	Own funds	15/10/2026	₹6,23,232	₹6,232	On / after 15 Oct
Total				₹4,16,00,000	₹4,16,000	

Why the odd figures on forms 3 to 6: the DD is exactly ₹3,50,00,000 and the own-funds payment is exactly ₹12,34,000. Those are the net amounts the seller receives. The form asks for the gross amount, so each is grossed up by 1% and split 50:50. Entering the net figure instead would understate TDS by ₹3,62,340 across the four forms.

Fields that are identical on all six forms

Form	Form 141, Schedule B — TDS on transfer of immovable property, section 393(1), Table SI. No. 3(i), Income-tax Act 2025
Where	incometax.gov.in → e-File → e-Pay Tax → New payment → Form 141 → Schedule B
Tax applicable (major head)	(0021) Income Tax, other than companies
Financial year	2026-27
Assessment year	2027-28
Type of payment (minor head)	800 — TDS on sale of property
Old-Act equivalent, for reference	Section 194-IA / Form 26QB / Form 16B under the 1961 Act, replaced from 1 April 2026
Residential status of seller	Resident
More than one transferee / buyer?	YES
More than one transferor / seller?	NO
Total sale consideration	₹4,16,00,000 — the whole property, on every form, never the half

Total stamp duty value of property	₹4,16,00,000 — enter the same figure; TDS is on the higher of the two and the consideration is the higher
Date of registration	leave blank on forms 1 and 2; enter 15/10/2026 on forms 3 to 6
Payment in lump sum or instalments	Instalment — three in all. Forms 1-2: First Instalment. Forms 3-6: subsequent instalment, quoting the previous acknowledgement number
Date of agreement / booking	05/10/2026
Rate of TDS	1%
Interest · fee · other	0 · 0 · 0

Seller (transferor), same on every form

PAN	AAKPD2969H
Name	GAURAV DIWAN
Category	Individual
Address	H-338, Second Floor, New Rajinder Nagar, Rajender Nagar, Central Delhi
City / State / PIN	New Delhi / Delhi / 110060
Mobile / email	_____ / _____ (get from Sushil Gandhi — mandatory fields)

Property, same on every form

Address	H-338, Second Floor, New Rajinder Nagar
City / State / PIN	New Delhi / Delhi / 110060
Type	Building — residential flat

Buyer 1 — VINOD ANAND

Transferee details and this buyer's three challans. Pay each from this buyer's own bank account.

PAN	ADUPA5544N
Name	VINOD ANAND
Category	Individual
Address	4C/7, Old Rajinder Nagar, New Delhi 110060 (use whichever address matches the PAN record)
Mobile	_____ (PAN-registered mobile; OTP goes here)
Email	vinod@vinodanand.com
Share of the property	50%
This buyer's total TDS	₹2,08,000 (= half of ₹4,16,000)

Form 1 of 6 — earnest money (First Instalment)

File	NOW
Date of payment / credit	03/10/2026
Instalment	1 of 3
Amount paid / credited	₹25,00,000
TDS to be deposited	₹25,000
Mode	Net banking or debit card, from this buyer's own account
Challan serial / CIN	_____ (write it here once paid; Sushil needs it for the deed)

Form 3 of 6 — Axis Bank demand draft

File	On or after 15 October 2026
Date of payment / credit	15/10/2026
Instalment	2 of 3
Amount paid / credited	₹1,76,76,767
TDS to be deposited	₹1,76,767
Mode	Net banking or debit card, from this buyer's own account
Challan serial / CIN	_____ (write it here once paid; Sushil needs it for the deed)

Form 5 of 6 — own funds

File	On or after 15 October 2026
Date of payment / credit	15/10/2026
Instalment	3 of 3
Amount paid / credited	₹6,23,232
TDS to be deposited	₹6,232
Mode	Net banking or debit card, from this buyer's own account

Challan serial / CIN

_____ (write it here once paid; Sushil
needs it for the deed)

After the challan is paid: download Form 132 from TRACES about a week later and give it to the seller. Form 132 replaces the old Form 16B. Three certificates from this buyer, six in all, by 15 December 2026.

Buyer 2 — BINOO ANAND

Transferee details and this buyer's three challans. Pay each from this buyer's own bank account.

PAN	AGUPA8469K
Name	BINOO ANAND
Category	Individual
Address	4C/7, Old Rajinder Nagar, New Delhi 110060 (use whichever address matches the PAN record)
Mobile	_____ (PAN-registered mobile; OTP goes here)
Email	binoo@binooanand.com
Share of the property	50%
This buyer's total TDS	₹2,08,000 (= half of ₹4,16,000)

Form 2 of 6 — earnest money (First Instalment)

File	NOW
Date of payment / credit	03/10/2026
Instalment	1 of 3
Amount paid / credited	₹25,00,000
TDS to be deposited	₹25,000
Mode	Net banking or debit card, from this buyer's own account
Challan serial / CIN	_____ (write it here once paid; Sushil needs it for the deed)

Form 4 of 6 — Axis Bank demand draft

File	On or after 15 October 2026
Date of payment / credit	15/10/2026
Instalment	2 of 3
Amount paid / credited	₹1,76,76,767
TDS to be deposited	₹1,76,767
Mode	Net banking or debit card, from this buyer's own account
Challan serial / CIN	_____ (write it here once paid; Sushil needs it for the deed)

Form 6 of 6 — own funds

File	On or after 15 October 2026
Date of payment / credit	15/10/2026
Instalment	3 of 3
Amount paid / credited	₹6,23,232
TDS to be deposited	₹6,232
Mode	Net banking or debit card, from this buyer's own account

Challan serial / CIN

_____ (write it here once paid; Sushil
needs it for the deed)

After the challan is paid: download Form 132 from TRACES about a week later and give it to the seller. Form 132 replaces the old Form 16B. Three certificates from this buyer, six in all, by 15 December 2026.

Cross-check and reminders

Check	Figure
Six × amount paid	₹4,16,00,000 = total consideration
Six × TDS	₹4,16,000 = 1% of consideration
Net to seller	₹4,11,84,000 = ₹49,50,000 paid + ₹3,50,00,000 DD + ₹12,34,000 own funds
Earnest cheques already netted	₹25,00,000 – ₹25,000 = ₹24,75,000 each (cheques 186959 and 207587, 03/10/2026)
Deadline, all six	30 November 2026 (30 days from the end of October)
Form 132 (TDS certificate) to seller	15 December 2026

Common mistakes this sheet is written to avoid

- Entering ₹2,08,00,000 as the total consideration. It is ₹4,16,00,000 on all six forms; the buyer's share is expressed through the amount-paid field, not the consideration field.
- Filing forms 3 to 6 before the money has actually moved. The date of payment must be the real date; wait for registration day.
- Entering the net DD amount (₹1,75,00,000) instead of the grossed-up ₹1,76,76,767. The net figure understates TDS.
- Paying Binoo's challan from Vinod's account or vice versa. The TDS credit must sit against the PAN that paid.
- Forgetting Form 132. The challan is not the end; the seller needs the certificate, and it is what proves the deduction if ever asked.
- Using the old section number. The portal now files this under section 393(1) of the Income-tax Act 2025 via Form 141 Schedule B; 194-IA and Form 26QB no longer exist for payments after 1 April 2026.

This worksheet was prepared from the signed Agreement to Sell dated 5 October 2026, the two earnest-money cheques, and the sanction of ₹3,50,00,000 against the property. It is a filing aid, not tax advice. Dheeraj (CA) should confirm the gross-up treatment and the instalment dates before submission.