ARK ADVISORS LLP

PROPERTY TAX GUIDE | 2026

Buying property from an NRI?

A buyer's TDS decision tree

START BEFORE ANY ADVANCE OR PAYMENT

Is the seller a tax resident of India?

YES

RESIDENT SELLER

Review resident-seller rules. Form 141, Schedule B, where applicable.

NO

NON-RESIDENT SELLER

Review non-resident TDS provisions.

Is the buyer a resident individual or resident HUF?

YES

FORM 141 SCHEDULE E

PAN login.
No TAN for this purchase.
Pay and file within 30 days from the end of the deduction month.

NO

TAN-BASED ROUTE

For other buyers, including companies, LLPs and firms. Check the applicable payment and filing rules.

BEFORE USING EITHER ROUTE

Confirm the TDS rate and amount

Do not assume 1% TDS or a Rs. 50 lakh exemption.
Review the tax basis, PAN and any valid lower / nil deduction certificate.
Form 141 is a filing form. It does not decide your TDS rate.

Joint buyers, sellers or instalments?

Map each payment and ownership share. Each buyer files for their own share.

COMPLETE ALL FOUR STEPS

01 DEDUCT

At credit or payment, whichever is earlier. Advances may count.

02 PAY & FILE

Use your route's correct deadline and statement.

03 KEEP PROOF

Save the challan, acknowledgement and calculations.

04 TDS CERTIFICATE

Give the seller the prescribed TDS certificate.

CHECK RESIDENCY, NOT JUST THE PASSPORT

An NRI label, overseas bank account or passport alone does not settle tax residency.
Review the seller's tax status for the relevant year before deciding the TDS route.

Plan the TDS before you pay.

Speak to ARK Advisors LLP before releasing an advance.

Schedule E available to eligible buyers from 1 October 2026. Checked 27 October 2026.

Sources: Income Tax Department — Form 141 guidance and section 393. General guidance; verify each transaction.