

1. A promoter can opt different schemes for different ongoing projects.
2. No option for builder to go for 12% with ITC for new projects.
3. **A Buyer do not have option to opt for 1%/5% or 12%**, only a promoter has that option.
4. If a unit is booked before 01/04/2019, **payment received on or after 01/04/2019 will be subject to 1%/5%** if promoter has opted for new rates.
5. Beneficiaries of **PMAY-CLSS will be eligible for 1%** even if carpet area is more than 90 sq. mt.
6. Credit/Debit Notes may be issued for invoicing during 01/04/2019 to 10/05/2019, if invoicing is done at rates which are different than opted by promoter on or before 10/05/2019.
7. Units booked before 01/04/2019 may be cancelled and **rebooked under 1%/5%**.
8. Credit Note may be issued for booking done before 01/04/2019 and cancelled on or after 01/04/2019. **Such tax may be reduced from liability of 1%/5% also.**
9. **Development Rights (DR)** by Land Lord (LL) to Promoter **before 01/04/2019** but **allotment** of units against that DR by promoter to LL **post 01/04/2019**: New Exemption, available to transfer of DR for Residential units, will **NOT** be available to such transfer of DR.
10. Even if **Part Occupation Certificate (CC/BU)** (and not for entire project) for a project is received before 01/04/2019, project will be considered as "Ongoing Project" and promoter may opt for 1%/5% or 12%.
11. **Single Layout Plan** but different towers registered as **different Project under RERA**: Each tower/project under RERA is to be considered as **Separate Project** and conditions under Notification 3/2019-CT(R) to be considered for each project separately.
12. Even if LL may not in "Business" of transfer of Development Rights, definition of "Business" in GST is wide enough to consider this transaction as "business" and **GST is applicable on Transfer of DR.**
13. **Ongoing Redevelopment Projects**, where **not even a single unit is sold by promoter to outsider till 31/03/2019**: Even if money is not received in bank account till 31/03/2019, such project will be considered as "Ongoing Project" and promoter may opt for 12% or 1%/5%.
14. **Construction started before 01/04/2019 but no Booking accepted**: Promoter is having **NO** option but to go for new rates without ITC.
15. Form **Annexure IV** for opting for 12%/8% which is to be filed on or before 10/05/2019 is to be filed **Manually**, with **Office of the Commissioner (not Range or Division)** and **no amendment or** modification is possible.