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Commercial  
Property? | CA  
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Interview  
Taxation of  
Development  
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*Real Estate*  
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taxable under  
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Estate Sector  
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Persons having  
VAT, service tax  
registration  
need to migrate  
to GST. \*

Aggregate

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turnover under  
real estate  
includes the  
receipts  
accepted by the  
company towards  
all the services  
and sales  
excluding the  
taxes paid under  
CGST, SGST,  
IGST, UTGST Acts  
2. Not Liable to  
Register Person



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Transaction1:

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Example: Share:

Land owner 40%

and Developer

60% 1. Supply

includes

Exchange -

Section 7 of

CGST act 2.

Schedule 3:

Exclusion for a.

Sale of land b.

Sale of

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Building; after  
completion 3.

Schedule 2:  
Works contract

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01 November 2020

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Sector is in

great difficulty

Over-supply and

sluggishness in

demand,

investors

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have heard the  
term Real  
Estate, now we  
will go in  
detail of this  
term and will  
understand the  
different  
perspectives of

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GST on real  
estate has been  
a contentious  
issue especially  
with real estate  
sector in India  
facing a  
challenging time



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over the last  
few years.  
Several  
representations  
were made to the  
Government for  
further  
simplification  
and reduction of  
rates,  
especially for  
residential real  
estate sector,  
in the hope that

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detailed and  
practical  
analysis of the  
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with case laws  
pertaining to  
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Projects-12%  
(before 1/3rd  
deduction  
towards land  
value) i.e.  
Effective Rate  
is 8% with Input  
Tax Credit.

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Housing  
Transactions  
Projects-18%  
(before 1/3rd  
deduction  
towards land  
value) i.e.  
Effective Rate  
is 12% with  
Input Tax Credit

GST rates on  
Real Estate -



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Real estate will be taxed at 18%: Under revised order from the government, under construction properties will be taxed at 18% which includes 9% SGST plus 9% CGST. The government has also allowed

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deduction of  
land value  
equivalent to  
one-third of the  
total amount  
charged by a  
developer, thus,  
making the  
effective tax  
rate as 12%.

GST on Real  
Estate: 7 things  
you should know

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A supply of real property under an emphyteutic lease is

considered a supply of real property by way of lease, licence or similar arrangement for GST/HST

purposes. The consideration

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payable in For  
respect of the  
arrangement  
includes both  
the monetary  
rent and the  
value of the  
constructions  
and/or  
improvements to  
the land, as may  
be applicable.

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and the GST/HST  
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1.1 Types of  
real estate  
transactions

Real estate  
sector will,  
typically,  
comprise of  
following  
transactions:

1.2 Rate of GST  
on real estate  
before 31st  
March 2019 Out

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of these  
aforesaid, upto  
31st March 2019,  
GST at 12% was  
leviable (after  
1/3rd deduction  
towards land  
value) on  
'supply of real  
estate before  
completion'.

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5, 2019. written  
by Abhimanyu  
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5, 2019. Goods  
and Services Tax  
(GST) came into  
effect in July  
2017 and it has  
been a game-  
changer across

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all sectors of  
our economy,  
Real Estate  
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being one of the  
larger sectors.  
Meant to do away  
with the  
multiple taxes  
like VAT,  
Service tax and  
others, it has  
indeed aided the  
process of  
building a more

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Act rules Input  
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tax credit is  
On  
equal to the  
total tax paid  
may be claimed  
by real estate  
developers in  
the following  
cases: The  
claimant can  
produce a

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invoice, tax  
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debit note as  
proof of GST  
being deducted.

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intended for

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professionals  
and others with  
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Real Estate  
industry  
participants,  
such as private  
and public  
owners,  
operators and  
developers and  
other advisors  
with a useful  
tax technical  
guide to help

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them navigate  
through some of  
the tax  
fundamentals  
that ...

On  
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Real Estate Tax



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Handbook. This book is intended for tax, accounting and finance professionals and others with an interest in the Canadian income tax and GST/HST issues impacting the Canadian real estate industry.

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prepared this  
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many taxes that

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home buyers have  
to pay on  
property  
purchase is the  
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GST on flats.

Many changes  
have already  
been made in  
this tax regime,  
in a short span  
of time since it  
came into force

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GST and property  
Goods and  
services tax  
(GST) applies to  
the supply of  
certain property  
types if the

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supplier (seller  
or vendor) is  
registered or  
required to be  
registered for  
GST purposes. In  
this content we  
use the more  
common term  
'property'  
instead of the  
technical term  
'real property'.

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