



# IMPLICATIONS



	GST	Key consideration
Transfer of Development rights (Transaction 1)	Exempt	<ul style="list-style-type: none"> <li>TDR to be used only for residential construction</li> <li>Commercial construction – Liable to GST under RCM by the Developer</li> </ul>
Monetary Consideration - Revenue Share (Transaction 2)	Exempt	
Non-Monetary Consideration – Constructed Units (Transaction 3)	Liable to GST	<ul style="list-style-type: none"> <li>Payable at the time of issuance of completion certificate (<b>ITC available to Landowner</b>)</li> <li>Valuation – Similar apartment sold nearest to date of transfer of development rights</li> </ul>
Sale Pre- OC (Transaction 4 & 6)	Liable to GST	<ul style="list-style-type: none"> <li>5% / 1% as the case may be</li> </ul>
Sale Post OC (Transaction 5)	Exempt	<ul style="list-style-type: none"> <li><b>Credit reversal to the extent sold Post OC</b></li> </ul>
Sale Post OC (Transaction 7)	Exempt	<ul style="list-style-type: none"> <li><b>RCM payable on TDR (Transaction 1)</b></li> <li><b>Rate - 18%</b></li> <li><b>GST payable - Proportionate value of TDR based on units remaining unsold by the Developer</b></li> <li><b>Cap on GST payment – 5% /1% of the value of units remaining unsold</b></li> </ul>