



Homes blessed with nature.

Greater Noida (West)

O2 Valley project updates.

Goods & Service TAX

The recent change in tax regime of the country and introducing Goods and Service Tax (GST) has made gigantic changes in the way taxes use to work.

The Goods and Services Tax (GST) rate of **18 percent** will be applicable on **under-construction properties**. Along with this, the government has also allowed deduction of land value equivalent to one-third of total amount charged by the developer. This rate with input tax credit seeks to remove the inefficiencies of dual taxation in the form of value added taxation (VAT), service tax and puts an end to multiple taxes; however, the present rate of service tax which the developers are charging is 4.50%.

Thus from 1st of July the rates of your demand will be subsequently increased and the revised differential of 7.5% will be added to your unpaid demand, if any.

RERA

- The Real Estate (Regulation and Development) Act, 2016 (RERA) is effective from May 31, 2017, and covers all the residential and commercial projects in your state. RERA is aimed to protect the interest of consumers, promote fair play in real estate transactions and to ensure timely execution of projects. The Benefits to the Buyers may be summarised as follows:
- **First and the foremost**, RERA establishes the state authority and vests authority on the Real estate regulator to govern both residential and commercial real estate transactions and with this it shall improve the governance hold on the real estate sector reducing disputes to a great extent. The state Real estate regulatory authority shall become the government body to which any grievances, problems, issues can be addressed to for solutions.
- **Secondly**, the rule of RERA of depositing around 70 per cent of funds in a dedicated account will ensure sufficient funds for the projects to speed up and lead to getting completed on time. This timely delivery of the project is the biggest factor or cause of concern for the homebuyers and by taking this step if it helps in having a timely delivery, then it shall be a big relief for the homebuyers.

RERA Continues.....

- **Thirdly**, Quick grievance redressal system. Home Buyers can approach Real Estate Regulatory Authority for their time bound grievance redressal. RERA also prescribes imprisonment of up to three years for errant developers..
- **Fourthly**, transparency shall be brought in deals and transactions between the homebuyers and the developers. Issues like Carpet Area, Pricing, Layout & Plans changes etc. will be dealt in more transparent way benefitting the homebuyers in the way that they shall be more aware of their buy.
- **Last but not the least**, as RERA is likely to bring in more transparency in the Real estate sector, it shall lead the sector to be able to attract more FDIs. This is set to improve the feasibility of financing options availability in the market leading to increased investments and propelling more FDIs and thereby making the system more efficient and home-buyers friendly. Taking into consideration all these factors, the ultimate beneficiary is going to be the homebuyer.

Construction Updates:

- Commensurate construction speed shall be subject to attainment of following pre-condition:
 - Payment of rescheduled dues to GNOIDA by the Codeveloper of ACP within the time frame as specified by the GNOIDA

After achieving this critical milestone, your project will be paced to match the delivery schedule as per our commitments made to GNOIDA in the meeting dated 21.06.2017.

The scope of work to be executed by O2 Team and ACP is predefined, including the construction of a contiguous NTA in our respective boundary and there is no ambiguity on our part.

- Thanks & Regards
- TEAM O2 Valley