

आयकर और जीएसटी में मिलनी चाहिए राहत



गुरुग्राम | वरिष्ठ संवाददाता

केंद्र सरकार के अंतरिम बजट पर नौकरीपेशा से लेकर उद्योगपति-व्यापारियों की नजर है। नौकरीपेशा लोग आयकर में छूट की उम्मीद बांधे बैठे हैं। जबकि व्यापारी वर्ग जीएसटी में राहत को लेकर उम्मीद लगाए बैठा है। दूसरी तरफ चिकित्सा जगत उपकरणों में छूट की उम्मीद कर रहा है। जबकि शिक्षा जगत से जुड़े लोग ढांचे में सुधार की उम्मीद कर रहे हैं। शिक्षाविदों का मानना है कि उच्च शिक्षा का ढांचा कमजोर होने के कारण बेटियां होशियार होते ही भी पढ़ाई पूरी नहीं कर पा रही हैं। ऐसे में सरकार उच्च शिक्षा के क्षेत्र में सीटें बढ़ाने के साथ मूलभूत ढांचे में सुधार को लेकर महत्वपूर्ण घोषणाएं करेगी।



अंतरिम बजट 2019 में रियल एस्टेट सेक्टर को वृद्धि की उम्मीद है। बजट में मुख्य मांग वर्तमान

अफोर्डेबल हाउसिंग यूनिट्स पर लागू होने वाले आयकर छूट में वृद्धि है। निर्माणधीन परियोजनाओं पर जीएसटी कम हो। -आशीष सरिन, सीईओ (अल्फावॉर)



Expectations from interim Budget 2019

Editor | January 28, 2019 @ 12:11 PM

Industry wants the government to strengthen the hands of homebuyers, incentivize project development, push sales by rationalizing GST, and focus on affordable housing supply in its interim Union Budget 2019.

Delayed and stressed assets, poor sales, liquidity crunch — primarily across the residential segment — remain a key concern for the real estate sector.

The industry has given a wish list to the government before the interim Union Budget 2019 is presented on February 1.

In their submission, the industry has cried out loud for some immediate measures to help the sector increase sales, seeking the government to incentivize the sector through various positive measures.

Naredco, an industry body of the real estate sector, in its pre-budget memorandum to the Union ministry of finance and ministry of housing and urban affairs said though reforms introduced in the past 2-3 years, including the RERA, demonetization, GST, and Insolvency and Bankruptcy Code, have given some structure to the market, the sector is going through a tough phase.

"Measures to improve liquidity and rationalization of GST for properties under construction will help the sector," **Niranjan Hiranandani**, President of Naredco and MD of Hiranandani Group, said.

Naredco's key demand is to rationalize GST rate on properties under construction by bringing it down from 18% to 8% slab with land abatement. This will reduce property values and increase sales.

Developers have also demanded that the scope of GST be widened. "Bringing stamp duty and registration charges in the ambit of GST will be highly appreciated if the interim Budget addresses it," **Manoj Gaur**, Vice-President Credai, National, and MD of Gaur's Group, said.

While a reduction in GST rate will help in pushing sales, developers say it will be helpful to strengthen the hands of homebuyers through tax sops. "Additional income tax deduction will encourage more homebuyers to invest in the affordable housing segment," **Sumit Berry**, Managing Director of BDI Group, said.

Anuj Puri, Chairman of ANAROCK Property Consultants, suggested that a number of tax sops including the reduction in income tax slabs, and (or) higher relief on housing loan rates, and (or) increase in the deduction limit under Section 80C from the current Rs 1.5 lakh a year can be applied. "Keeping the trend of promoting affordable housing alive this year, the major demand in the Budget is an extension of income tax exemption applicable to current affordable housing units," **Ashish Sarin**, Director, and CEO of Alpha Corp, said.

Industry leaders also expect the government to include projects approved on or after the June 1, 2015, under Section 80IBA, when PMAY (Pradhan Mantri Awas Yojana) was launched, instead of the prescribed date of June 1, 2016, and its applicability be extended to projects up to 200 square meters carpet area, instead of the current limit of 30 square meters for the four metros and 60 sq meters for other cities. This way the scheme will cover all segments of homebuyers.

Ankit Sharma, Times Property, The Times of India, Delhi/NCR

<https://www.realtymyths.com/an-infrastructure-status-or-a-cut-in-gst-rate-what-lies-in-the-interim-budget-for-real-estate-realtymyths/>

An Infrastructure status or a cut in GST Rate, what Lies in the Interim Budget for Real Estate? – RealtyMyths



It's that time of the year when every sector of the country gets full of hopes and aspiration. Yes! It's almost time for the Interim Budget 2019. On 1st February, the government will present the Interim Budget 2019 in the Parliament. Like every other sector, Real Estate sector has its own expectations. The sector is facing many challenges due to stagnant demand, which got further intense post the NBFC crisis. As the industry is working towards bringing around the demand, a little push from the Union Budget, which is indeed the burning requirement, will lend a helping hand to the realty estate sector.

A cash crisis is expected by the property advisors in order to endure in the real estate sector. In the pre-Budget recommendation, [FICCI](#) suggested that there should be an increase in income tax deduction limit against loans for construction of self-occupied property for individuals. A lot is being expected by the industry people from the Union Budget this year as it's high time to address various challenges like project approvals, funding and liquidity, taxes, and rental housing faced by the sector.

The developers, on the other front, are very optimistic and are expecting a lot from the last budget before the general elections. Ashish Sarin, Director and CEO, AlphaCorp thinks pushing the tax exemption benefits will boost sales. He says, "The real estate sector is expected to witness a boost in budget 2019. Keeping the trend of promoting [affordable housing](#) alive this year, the major demand in the budget is an extension of income tax exemption applicable to current affordable housing units. Another prominent expectation from the government will be a single window clearance system. Reduction of GST on under construction projects up to 5% from 12% will be a significant demand in the upcoming budget".



Ashish Sarin, Director and CEO, AlphaCorp

Real Estate Industry Eyes Budget 2019: Will It Deliver?

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Financial plan 2019 is practically around the bend where the NDA government is good to go to introduce a full spending plan for the year 2019, which will turn out to be extremely crucial for the supportability of the present government. The current year's financial plan isn't only decisive of Narendra Modi government's certainty of being re-elected after the Lok Sabha race yet additionally set up point of reference. His administration has experienced different highs and lows, basic changes and request weights in the course of recent years. The land business has likewise been careful harsh climate, uneven waters where cruising has been intense.



Real Estate Industry Eyes Budget 2019: Will It Deliver?

The IL&FS emergency hitting the Indian real estate industry, inflow of assets degree as the cash stream nearly evaporated for the two designers and the home purchasers, the list of things to get of the Indian realty has developed longer. All references are currently being pegged against the primary spending plan of the Modi government that was hailed as the start of 'achche noise'. It gave a bonanza to citizens by expanding the essential exception limit just as upgrading as far as possible under Section 80C. While a few spending plans offered a couple of derivations to the citizens, others have removed a portion of the tax cuts or even exacted extra assessments. With the upcoming Union Budget 2019-20, the

real estate sector is much anticipated and already looking forward to the optimistic changes in the market to restore its setbacks. As it is the last full budget before the general elections 2019, the reduction of the severe liquidity crisis is on the wish list of the realty players. The builder and buyers have different expectations from the Union Budget, where the builders are expectant of the incorporation of stamp duty within the orbit of GST, the buyers are on tenterhooks of the government to deal with incomplete projects. From smooth credit line to industry status, here are the rundown of wishes that the business insiders including the land players have advanced before the Narendra Modi government.



*Ashish Sarin, Director
and CEO, AlphaCorp*

Ashish Sarin, Director and CEO, AlphaCorp- The real estate sector is expected to witness a boost in budget 2019. Keeping the trend of promoting affordable housing alive this year, the major demand in budget is extension of income tax exemption applicable to current affordable housing units. Another prominent expectation from the government will be single window clearance system. Reduction of GST on under construction projects upto 5% from 12% will be a significant demand in the upcoming budget.

Manas Mehrotra, Chairman, Incubex NestaVera- The Indian co-working industry has seen a phenomenal growth in the last few years. However, there are some key changes that co-working firms are expecting around GST and taxation in Budget 2019. Input tax credit under GST is an important issue that concerns the sector. The companies are expecting that the government would enable co-working firms to claim input credits on work contract and construction services supplied, as detailed under GST provisions. This would check the increased outflow of cash that co-working firms are currently experiencing. The firms are hoping that input tax credit under GST be extended to developers so that it is passed on to companies who lease out space and thereby reduce their overall costs which would significantly aid faster growth.



*Manas Mehrotra,
Chairman, Incubex
NestaVera*



*Dhruthi Reddy Kasu,
Director, Kasu Assets
Development Pvt. Ltd*

Dhruthi Reddy Kasu, Director, Kasu Assets Development Pvt. Ltd- India is the fastest growing wealth market in the world with HNWI population growth at 20% so did their wealth in 2018 (Karvy India wealth report 2018). However, there is clear evidence that this category of Indians prefers to wait and watch before investing in physical assets. There is a perceived anticipation for long-term benefits of RERA, GST and Demonetisation; RERA brings in transparency and accountability on the part of all developers, in turn raising credibility of the industry at large. GST at this point is liable without any Input Tax Credit availability to end buyer- given that some relief is given in this regard- certainly it is much needed and welcome policy on behalf of the government to support the industry. of co-working business in the country.



https://www.indiainfoline.com/article/budget-highlights/pre-budget-expectations-from-alphacorp-and-bdi-group-119013000512_1.html

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January 30, 2019 12:18 IST | India Infoline News Service

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"2019 will be the year of growth and development for Indian real estate. We expect the budget 2019 will be in favor of the sector. Additional income tax deduction will encourage more homebuyers to invest in the affordable housing segment. Bringing stamp duty within the purview of GST and other tax benefits to the affordable centric realty market will turn government's affordable housing dream into reality.", **Sumit Berry, Managing Director, BDI Group**

<https://newsmantra.in/nse/2489-what-real-estate-industry-expects-from-budget-2019>

What Real Estate Industry Expects from Budget 2019?

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Pre Budget Expectation Quote

Published on January 30, 2019

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<https://www.cityairnews.com/content/pre-budget-expectation-quote>

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