

From,
M/s. Alpine Estates,
5-4-187/3&4, 2nd Floor,
Soham Mansion,
M.G. Road,
Secunderabad – 500 003.

Date: 13-03-2020

To,
The Assistant Commissioner (ST),
Commercial Tax Department,
M.G. Road – S.D. Road Circle,
4th Floor, Pavani Prestige,
Ameerpet,
Hyderabad – 500 016.

Subject: Request for information.

Reference: Your arrear notice vide letter no. 36635086045 dated 12-03-2020.

Sir/Madam,

We have been regularly paying VAT for sale of flats in our venture Mayflower Heights. Details of payment of VAT has been provided by way of our letter dated 07-02-2020 which was received by you on 14-02-2020.

For the period mentioned in the arrear notice we are not liable to pay VAT against sales of flats as the project was completed by March, 2011 and occupancy certificate received from GHMC. There is no element of works contract after 2011.

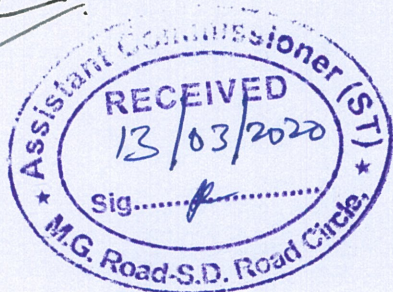
Despite that we have paid VAT to the respective SRO at the time of registration of each flat upto 30-06-2017.

We request you to please provide details, month wise, of the arrears amounting to Rs. 7,48,882/- that has been demanded by you in the said notice. On receipt of the details we will be able to provide details pertaining to the said arrears.

Thank You.

Yours sincerely,

Soham Modi



ALPINE ESTATES

5-4-187/3&4, II floor, MG Road,
Secunderabad - 500 003.
Phone: +91-40-66335551

To, ~~ASST Commissioner~~
The State Tax Officer - I (I/c),
M.G. Road - S.D. Road Circle,
Hyderabad.

Date: 07-02-2020.

Subject: Written objections to your notice for assessment of VAT.
Reference: Your notice dated 07.02.2020 bearing no. TIN No. 36635086045 VAT/Audit,
issued to M/s. Alpine Estates.

Sir/Madam,

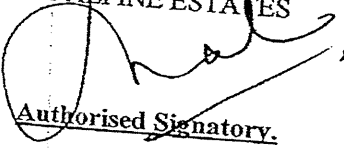
In reply to your above referred notice, please note the following:

1. Alpine Estates has undertaken only one project since its inception. The project consist of 280 flats spread over 3 blocks (A, B & C). The land was fully owned by the firm.
2. The development of the project was completed in phases from 2010 to 2011. Occupancy certificate for A block was received on 01-11-2010, block B on 09-04-2010 and block C on 23-03-2011.
3. Copies of occupancy certificate are enclosed herein.
4. Assessment of value added tax for the period upto March 2012 was completed and order received on 30-07-2012. The shortfall of Rs. 11,362/- was paid. All sales made prior to March, 2012 was scrutinized and found to be in order. Copy of the AO is enclosed herein.
5. Details for the period subsequent to April, 2012 are given herein.
6. Details of payment of VAT for the 280 flats has been divided into 3 parts as follows:
 - a. 196 flats sold and sale deeds registered by March 2012 where VAT has been paid and verified in the assessment order of 2012.
 - b. 8 no. of flats that were sold before receipt of occupancy certificate. Details of VAT paid for these flats has been enclosed as Annexure - A.
 - c. 76 no. of flats that were sold after receipt of occupancy certificate and sale deeds registered after March 2012. VAT is not payable for these flats as, after receipt of occupancy certificate there is no element of 'works contract' and as such the sale is of immovable property. However, on several occasions the SRO refused to register sale deeds for sales made after obtaining OC without payment of VAT. To avoid unnecessary litigation VAT has been paid at the time of registration of all sale deeds, even though they were not liable for such a payment. Details of such payments are given in Annexure - B.
7. Soft copy of books of accounts, cash book from 01-04-2012 till 30-06-2017 are enclosed herein. Please note all our purchases are from dealers registered under VAT including building material like sand, cement blocks, metal, RMC, etc.
8. Also, we are enclosing herewith our IT Returns for the financial years 2012-13, 2013-14 & 2014-15, 2015-16 & 2016-17.
9. Permission letter issued by GHMC.

We are willing to provide any further information or documents that you may require.

Thank You.

Yours sincerely,
For ALPINE ESTATES


Authorized Signatory.

