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

GREENWOOD ESTATES

Date: 04-01-2020.

To,
The State Tax Officer ~~[illegible]~~, II
M.G. Road – S.D. Road Circle,
Hyderabad.

Subject: Written objections to your notice for assessment of VAT.
Reference: Your notice dated 25-11-2019 bearing no. TIN No.36389317452/VAT/310,
issued to M/s. Greenwood Estates.

Sir/Madam,

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

1. We have requested for time to submit details and you are kind enough to grant us time till 6th January, 2020.
2. Greenwood Estates has undertaken only one project since its inception. The project consist of 345 flats spread over 3 blocks (A, B & C). The land was partially owned by the firm and partially owned by other co-owners. 284 flats were sold by the firm and the other 61 flats were sold by the other co-owners.
3. The project was completed in phases from 2011 to 2014. Occupancy certificate was received in 3 parts as per details given below.

Sl.No.	Block/Flat	Occupancy Certificate date
1	A Block	08-04-2013
2	B Block	13-03-2014
3	C Block	14-11-2011

4. Copies of occupancy certificate are enclosed herein.
5. Assessment of value added tax for the period March 2011 to December 2012 was completed by RC no.18/2012-13/28389317452 dated 30.04.2013. In the said assessment it was determined that VAT was paid appropriately for 167 flats. Details of payment of VAT are contained in the said assessment order which is enclosed herein.
6. Details of payment of VAT for the 284 flats has been divided into 3 parts as follows:
   a. 167 flats where VAT has been paid and verified in the assessment order of 2013.
   b. 34 no. of flats that were sold before receipt of occupancy certificate. Details of VAT paid for these flats has been enclosed as Annexure – A. In this Annexure, we were not finding the customer files of Flat No.C-427 & 507, we request you to please give 15 days time to trace out the files.
   c. 83 no. of flats that were sold after receipt of occupancy certificate. 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 for some 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 01-01-2013 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.

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

Thank You.
Yours sincerely,

Authorised Signatory,

Endorsement Dated: 08-01-2020

The assessees are requested to submit the following documents immediately.

1) Form 250 copy
2) Development agreement copy
3) ~~A~~nnual statements / P&L account statements for 2013-14 to 2016-17 & Trial balance for 2017-18 (up to 6/17)

08/01/202

Dy Commercial Tax Officer II
Marredpally Circle,
Begumpet, Division