

Date: 6th Oct, 2025

Notice for the Homebuyers of Unitech Group

Subject: Clarification regarding rate of Goods and Services Tax (GST) applicable for Unitech Construction Services

We have been receiving queries from the Homebuyers related to recent GST revision effective from 22.09.2025. We have consulted with the concerned experts and this is to inform you that **there is no change in the billing rate for Unitech's construction services**. The prevailing rate of **12% (with Input Tax Credit)** will remain in force for all Unitech Group **on-going projects**.

2. It is also relevant to inform that the erstwhile management has opted for 12% GST rate with input tax credit on all on-going projects w.e.f. 01.04.2019 when the Government had notified for either availing 5% GST rate without ITC or 12% GST rate with ITC for residential and commercial construction. Therefore, under the present regulations, the new management is bound to carry on the same rate of GST @12% (with ITC). As such GST rate of 5% is not applicable to Unitech Group for on-going projects.

3. To provide further clarity on the tax structure, please be informed of the following breakdown as per government regulations:

- (i) The gross GST rate on construction services, as per **Notification No.11/2017-Central Tax (Rate) dated 28.06.2017** and its subsequent amendments is **18%**.
- (ii) However, the government allows an abatement (deduction) of **1/3rd of the total contract value** towards the cost of land or other similar considerations, as per **Note No.2** of the said notification.
- (iii) Therefore, the GST rate is calculated on 2/3rd of the contract value viz. @12%.

4. Thus, there is no change in the existing rate of GST payable from the homebuyers of Unitech, which remains @12%.