

NO.F.1-11(8)-TAX/GST/2019 / 4934-40  
GOVERNMENT OF TRIPURA  
OFFICE OF THE CHIEF COMMISSIONER OF STATE TAX  
PANDIT NEHRU COMPLEX, GURKHABASTI  
AGARTALA, TRIPURA WEST, PIN-799006.

Dated, Agartala, the 2 / 5 / 2019.

**Circular No. 19/2019 – GST (State)**

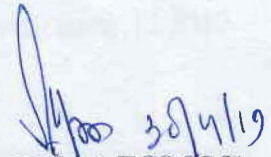
To  
The Additional Commissioner of State Tax /  
Deputy Commissioner of State Tax/  
Superintendent of State Tax (All) /  
Inspector of State Tax (All)

**Subject: GST exemption on the upfront amount payable in for long term lease of plots, under Notification 12/2017 – Central Tax (R) S. No.41 dated 28.06.2017 –reg.**

The Department of Revenue, Tax Research Unit vide Circular No. 101/20/2019–GST dated 30<sup>th</sup> April, 2019 has issued clarifications on GST exemption on the upfront amount payable in for long term lease of plots, under Notification 12/2017 – Central Tax (Rate) S. No.41 dated 28.06.2017 and Notification 12/2017 – State Tax (Rate) S. No.41 dated 29.06.2017 , in order to ensure uniformity in the implementation of the provisions of law across the field formations, which is annexed herewith.

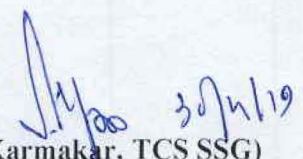
In exercise of powers conferred by section 168 of the Tripura State Goods and Services Tax Act, 2017 (Tripura Act No. 9 of 2017) for the purpose of uniformity in the implementation of the Act it is instructed to follow the clarification issued vide Circular No. 101/20/2019-GST dated 30<sup>th</sup> April, 2019 by the Department of Revenue, Tax Research Unit.

**Enlco:** Circular No. 101/20/2019–GST.

  
(S. Karmakar, TCS SSG)  
Chief Commissioner of State Tax  
Government of Tripura

**Copy to:**

1. The P.S. to the Principal Secretary, Finance, Government of Tripura for favour of kind information.
2. The Assistant Statistical Officer, Statistical Section, O/o the Commissioner of Taxes & Excise, Agartala with request to upload the Circular in the Official website [www.tripurataxes.nic.in](http://www.tripurataxes.nic.in).
3. Guard File.

  
(S. Karmakar, TCS SSG)  
Chief Commissioner of State Tax  
Government of Tripura

**F. No. 354/27/2019-TRU**  
**Government of India**  
**Ministry of Finance**  
**Department of Revenue**  
**Tax Research Unit**

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North Block, New Delhi,  
Dated the 30<sup>th</sup> April, 2019

To,

The Principal Chief Commissioners/ Chief Commissioners/ Principal Commissioners/  
Commissioner of Central Tax (All) /  
The Principal Director Generals/ Director Generals (All)

Madam/Sir,

**Subject: GST exemption on the upfront amount payable in installments for long term lease of plots, under Notification No. 12/2017 – Central Tax (R) S. No.41 dated 28.06.2017 -reg.**

Representations have been received by the Board seeking clarification regarding admissibility of GST exemption on the upfront amount which is determined upfront but is paid or payable in installments for long term (thirty years, or more) lease of industrial plots or plots for development of financial infrastructure under Notification 12/2017 – Central Tax (R) S. No.41 dated 28.06.2017.

2. The matter has been examined. The entry at S. No.41 of Notification 12/2017 – Central Tax (R) dated 28.06.2017 reads as under:

Sl. No	Chapter, Section, Heading, Group or Service Code (Tariff)	Description of Services	Rate (per cent.)	Condition
(1)	(2)	(3)	(4)	(5)
41	Heading 9972	“Upfront amount (called as premium, salami, cost, price, development charges or by any other name) payable in respect of service by way of granting of long term lease (of thirty years, or more) of industrial plots or plots for development of infrastructure for financial business, provided by the State Government	NIL	NIL

		Industrial Development Corporations or Undertakings or by any other entity having 50 per cent. or more ownership of Central Government, State Government, Union territory to the industrial units or the developers in any industrial or financial business area.”		
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3. It is hereby clarified that GST exemption on the upfront amount (called as premium, salami, cost, price, development charges or by any other name) payable for long term lease (of thirty years, or more) of industrial plots or plots for development of infrastructure for financial business under Entry No. 41 of Exemption Notification 12/2017 – Central Tax (R) dated 28.06.2017 is admissible irrespective of whether such upfront amount is payable or paid in one or more instalments, provided the amount is determined upfront.

4. Difficulty if any, in implementation of this Circular may be brought to notice of the Board.

Yours Faithfully,

(Shashikant Mehta)  
OSD, TRU  
Email: shashikant.mehta@gov.in  
Tel: 011 2309 5547

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