



सत्यमेव जयते

आयुक्त का कार्यालय  
Office of the Commissioner  
केंद्रीय जीएसटी, अपील अहमदाबाद आयुक्तालय  
Central GST, Appeals Ahmedabad Commissionerate  
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**By SPEED POST**

DIN:- 20230464SW000021742C

(क)	फाइल संख्या / File No.	GAPPL/COM/STP/2390/2022-APPEAL / 1129 - 33
(ख)	अपील आदेश संख्या और दिनांक / Order-In-Appeal No. and Date	AHM-EXCUS-003-APP-002/2023-24 and 06.04.2023
(ग)	पारित किया गया / Passed By	श्री अखिलेश कुमार, आयुक्त (अपील) Shri Akhilesh Kumar, Commissioner (Appeals)
(घ)	जारी करने की दिनांक / Date of issue	17.04.2023
(ङ)	Arising out of Order-In-Original No. 106/AC/DEM/MEH/ST/Shri Hari/2021-22 dated 25-03-2022 passed by the Assistant Commissioner, CGST, Division-Mehsana, Gandhinagar Commissionerate	
(च)	अपीलकर्ता का नाम और पता / Name and Address of the Appellant	M/s Shri Hari Construction, H-1, Market Yard, Mehsana - 384002

कोई व्यक्ति इस अपील-आदेश से असंतोश अनुभव करता है तो वह इस आदेश के प्रति यथास्थिति नीचे बताए गए सक्षम अधिकारी को अपील अथवा पुनरीक्षण आवेदन प्रस्तुत कर सकता है, जैसा कि ऐसे आदेश के विरुद्ध हो सकता है।

Any person aggrieved by this Order-in-Appeal may file an appeal or revision application, as the one may be against such order, to the appropriate authority in the following way.

भारत सरकार का पुनरीक्षण आवेदन:-

**Revision application to Government of India:**

(1) केन्द्रीय उत्पादन शुल्क अधिनियम, 1994 की धारा अतत नीचे बताए गए मामलों के बारे में पूर्वोक्त धारा को उप-धारा के प्रथम परन्तुक के अंतर्गत पुनरीक्षण आवेदन अधीन सचिव, भारत सरकार, वित्त मंत्रालय, राजस्व विभाग, चौथी मंजिल, जीवन दीप भवन, संसद मार्ग, नई दिल्ली: 110001 को की जानी चाहिए :-

A revision application lies to the Under Secretary, to the Govt. of India, Revision Application Unit Ministry of Finance, Department of Revenue, 4<sup>th</sup> Floor, Jeevan Deep Building, Parliament Street, New Delhi - 110 001 under Section 35EE of the CEA 1944 in respect of the following case, governed by first proviso to sub-section (1) of Section-35 ibid :-

(क) यदि माल की हानि के मामले में जब ऐसी हानिकार खाने से किसी भण्डागार या अन्य कारखाने में या किसी भण्डागार से दूसरे भण्डागार में माल ले जाते हुए मार्ग में, या किसी भण्डागार या भण्डार में चाहे वह किसी कारखाने में या किसी भण्डागार में हो माल की प्रक्रिया के दौरान हुई हो।

In case of any loss of goods where the loss occur in transit from a factory to a warehouse or to another factory or from one warehouse to another during the course



of processing of the goods in a warehouse or in storage whether in a factory or in a warehouse.

(ख) भारत के बाहर किसी राष्ट्र या प्रदेश में निर्यातित माल पर या माल के विनिर्माण में उपयोग शुल्क कच्चे माल पर उत्पादन शुल्क के रिबेट के मामलों में जो भारत के बाहर किसी राष्ट्र या प्रदेश में निर्यातित है।

In case of rebate of duty of excise on goods exported to any country or territory outside India of on excisable material used in the manufacture of the goods which are exported to any country or territory outside India.

(ग) यदि शुल्क का भुगतान किए बिना भारत के बाहर (नेपाल या भूटान को) निर्यात किया गया माल हो।

In case of goods exported outside India export to Nepal or Bhutan, without payment of duty.

(घ) अंतिम उत्पादन की उत्पादन शुल्क के भुगतान के लिए जो ड्यूटी क्रेडिट मान्य की गई है और ऐसे आदेश जो इस धारा एवं नियम के मुताबिक आयुक्त, अपील के द्वारा पारित वो समय पर या बाद में वित्त अधिनियम (नं 2) 1998 धारा 109 द्वारा नियुक्त किए गए हों।

Credit of any duty allowed to be utilized towards payment of excise duty on final products under the provisions of this Act or the Rules made there under and such order is passed by the Commissioner (Appeals) on or after, the date appointed under Sec.109 of the Finance (No.2) Act, 1998.

(2) केन्द्रीय उत्पादन शुल्क (अपील) नियमावली, 2001 के नियम 9 के अंतर्गत विनिर्दिष्ट प्रपत्र संख्या ईए-8 में दो प्रतियों में, प्रेषित आदेश के प्रति आदेश प्रेषित दिनांक से तीन मास के भीतरमूल-आदेश एवं अपील आदेश की दो-दो प्रतियों के साथ उचित आवेदन किया जाना चाहिए। उसके साथ खाता इ का मुख्य शीर्ष के अंतर्गत धारा 35-इ में निर्धारित फी के भुगतान के सबूत के साथ टीआर-6 चालान की प्रति भी होनी चाहिए।

The above application shall be made in duplicate in Form No. EA-8 as specified under Rule, 9 of Central Excise (Appeals) Rules, 2001 within 3 months from the date on which the order sought to be appealed against is communicated and shall be accompanied by two copies each of the OIO and Order-In-Appeal. It should also be accompanied by a copy of TR-6 Challan evidencing payment of prescribed fee as prescribed under Section 35-EE of CEA, 1944, under Major Head of Account.

(3) रिविजन आवेदन के साथ जहाँ संलग्न रकम एक लाख रुपये या उससे कम होतो रुपये 200/- फीस भुगतान की जाए और जहाँ संलग्नरकम एक लाख से ज्यादा हो तो 1000/- की फीस भुगतान की जाए।

The revision application shall be accompanied by a fee of Rs.200/- where the amount involved is Rupees One Lac or less and Rs.1,000/- where the amount involved is more than Rupees One Lac.

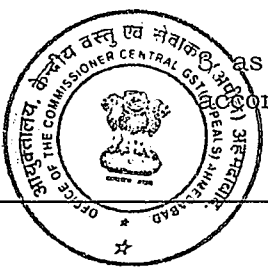
सीमा शुल्क, केन्द्रीय उत्पादन शुल्क एवं सेवा कर अपीलीय न्यायाधिकरण के प्रति अपील:-  
Appeal to Custom, Excise, & Service Tax Appellate Tribunal.

(1) केन्द्रीय उत्पादन शुल्क अधिनियम, 1944 की धारा 35-बी/35-इ के अंतर्गत:-  
Under Section 35B/ 35E of CEA, 1944 an appeal lies to :-

(2) उक्तलिखित परिच्छेद में बताए अनुसार के अलावा की अपील, अपीलो के मामले में सीमा शुल्क, केन्द्रीय उत्पादन शुल्क एवं सेवाकर अपीलीय न्यायाधिकरण (सिस्टेट) की पश्चिम क्षेत्रीय पीठिका, अहमदाबाद में 2<sup>nd</sup> माला, बहुमाली भवन, असरवा, गिरधरनागर, अहमदाबाद-380004।

To the west regional bench of Customs, Excise & Service Tax Appellate Tribunal (CESTAT) at 2<sup>nd</sup> floor, Bahumali Bhawan, Asarwa, Girdhar Nagar, Ahmedabad: 380004. In case of appeals other than as mentioned above para.

The appeal to the Appellate Tribunal shall be filed in quadruplicate in form EA-8 as prescribed under Rule 6 of Central Excise(Appeal) Rules, 2001 and shall be accompanied against (one which at least should be accompanied by a fee of



Rs.1,000/-, Rs.5,000/- and Rs.10,000/- where amount of duty / penalty / demand / refund is upto 5 Lac, 5 Lac to 50 Lac and above 50 Lac respectively in the form of crossed bank draft in favour of Asstt. Registrar of a branch of any nominate public sector bank of the place where the bench of any nominate public sector bank of the place where the bench of the Tribunal is situated.

(3) यदि इस आदेश में कई मूल आदेशों का समावेश होता है तो प्रत्येक मूल आदेश के लिए फीस का भुगतान उपर्युक्त ढंग से किया जाना चाहिए इस तथ्य के होते हुए भी कि लिखा पढी कार्य से बचने के लिए यथास्थिति अपीलीय न्यायाधिकरण को एक अपील या केन्द्रीय सरकार को एक आवेदन किया जाता है।

In case of the order covers a number of order-in-Original, fee for each O.I.O. should be paid in the aforesaid manner notwithstanding the fact that the one appeal to the Appellant Tribunal or the one application to the Central Govt. As the case may be, is filled to avoid scriptoria work if excising Rs. 1 lacs fee of Rs.100/- for each.

(4) न्यायालय शुल्क अधिनियम 1970 यथा संशोधित की अनुसूची -1 के अंतर्गत निर्धारित किए अनुसार उक्त आवेदन या मूलआदेश यथास्थिति निर्णयन प्राधिकारी के आदेश में से प्रत्येक की एक प्रतिपर रु 6.50 पैसे का न्यायालय शुल्क टिकट लगा होना चाहिए।

One copy of application or O.I.O. as the case may be, and the order of the adjournment authority shall a court fee stamp of Rs.6.50 paise as prescribed under scheduled-I item of the court fee Act, 1975 as amended.

(5) इन ओर संबंधित मामलों को नियंत्रण करने वाले नियमों की ओर भी ध्यान आकर्षित किया जाता है जो सीमा शुल्क, केन्द्रीय उत्पादन शुल्क एवं सेवाकर अपीलीय न्यायाधिकरण (कार्याविधि) नियम, 1982 में निहित है।

Attention is invited to the rules covering these and other related matter contended in the Customs, Excise & Service Tax Appellate Tribunal (Procedure) Rules, 1982.

(6) सीमा शुल्क, केन्द्रीय उत्पादन शुल्क एवं सेवाकर अपीलीय न्यायाधिकरण (सिस्टेट) एके प्रति अपील के मामले में कर्तव्यमांग (Demand) एवं दंड (Penalty) का 10% पूर्व जमा करना अनिवार्य है। हालांकि, अधिकतम पूर्व जमा 10 करोड़ रुपए है। (Section 35 F of the Central Excise Act, 1944, Section 83 & Section 86 of the Finance Act, 1994)

केन्द्रीय उत्पाद शुल्क और सेवाकर के अंतर्गत, शामिल होगा कर्तव्य की मांग (Duty Demanded)।

- (1) खंड (Section) 11D के तहत निर्धारित राशि;
- (2) लिया गलत सेनवैट क्रेडिट की राशि;
- (3) सेनवैट क्रेडिट नियमों के नियम 6 के तहत देय राशि।

यह पूर्व जमा 'लंबित अपील' में पहले पूर्व जमा की तुलना में 'अपील' दाखिल करने के लिए पूर्व शर्त बना दिया गया है।

For an appeal to be filed before the CESTAT, 10% of the Duty & Penalty confirmed by the Appellate Commissioner would have to be pre-deposited, provided that the pre-deposit amount shall not exceed Rs.10 Crores. It may be noted that the pre-deposit is a mandatory condition for filing appeal before CESTAT. (Section 35 C (2A) and 35 F of the Central Excise Act, 1944, Section 83 & Section 86 of the Finance Act, 1994).

Under Central Excise and Service Tax, "Duty demanded" shall include:

- (i) amount determined under Section 11 D;
- (ii) amount of erroneous Cenvat Credit taken;
- (iii) amount payable under Rule 6 of the Cenvat Credit Rules.

(6)(i) इस आदेश के प्रति अपील प्राधिकरण के समक्ष जहाँ शुल्क अथवा शुल्क या दण्ड विवादित हो तो माँग किए गए शुल्क के 10% भुगतान पर और जहाँ केवल दण्ड विवादित हो तब दण्ड के 10% भुगतान पर की जा सकती है।

In view of above, an appeal against this order shall lie before the Tribunal on payment of 10% of the duty demanded where duty or duty and penalty are in dispute, or penalty, where penalty alone is in dispute."

अपीलिय आदेश / ORDER-IN-APPEAL

M/s Shri Hari Construction, H-1, Market Yard, Mehsana- 384002 (hereinafter referred to as the "*appellant*") have filed the present appeal against Order-In-Original No.106/AC/DEM/MEH/ST/SHRI HARI/2021-22, dated 31.03.2022/01.04.2022 (hereinafter referred to as the "*impugned order*"), issued by Assistant Commissioner, CGST & C.Ex., Division-Mehsana, Commissionerate-Gandhinagar (hereinafter referred to as the "*adjudicating authority*").

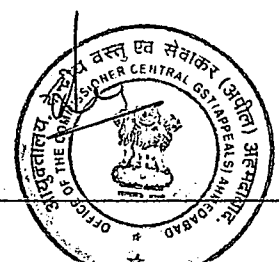
2. Briefly stated, the facts of the case are that the appellant were holding Service Tax Registration No. ACLFS2826FSD001 for providing taxable services. As per the information received from the Income Tax department, discrepancies were observed in the total income declared in Income Tax Returns/Form 26AS, when compared with Service Tax Returns of the appellant for the period F.Y. 2015-16 and 2016-17. In order to verify the said discrepancies as well as to ascertain the fact whether the appellant had discharged their Service Tax liabilities during the F.Y. 2015-16 and 2016-17, letter / e-mail dated 24.06.2020 was issued to them by the department. The appellant failed to file any reply to the query. It was also observed by the Service Tax authorities that the appellant had not declared actual taxable value in their Service Tax Returns for the relevant period. It was also observed that the nature of services provided by the appellant were covered under the definition of 'Service' as per Section 65B(44) of the Finance Act, 1994, and their services were not covered under the 'Negative List' as per Section 66D of the Finance Act, 1994. Further, their services were not exempted vide the Mega Exemption Notification No. 25/2012-S.T., dated 20.06.2012 (as amended). Hence, the services provided by the appellant during the relevant period were considered taxable.

3. In the absence of any other available data for cross-verification, the Service Tax liability of the appellant for the F.Y. 2015-16 and 2016-17 was determined on the basis of value of difference between 'Sales of Services under Sales/Gross Receipts from Services (Value from ITR)' as provided by the Income Tax department and the 'Taxable Value' shown in the Service Tax Returns for the relevant period as per details below:

TABLE

(Amount in "Rs.")

Period	Differential Taxable Value as per Income Tax Data	Rate of Service Tax [Including Cess]	Service Tax Demanded
2015-16	75,00,000	14.5 %	10,87,500
2016-17	0	15 %	0
<b>Total</b>	<b>75,00,000</b>		<b>10,87,500</b>



4. The appellant was issued a Show Cause Notice vide F.No.V.ST/11A-34/Shri Hari/2020-21, dated 30.06.2020, wherein it was proposed to:

- Demand and recover Service Tax amount of Rs. 10,87,500/- under the proviso to Section 73 (1) of the Finance Act, 1994 along with interest under Section 75 of the Finance Act, 1994 ;
- Impose penalty under Section 77(2), 77C and 78 of the Finance Act, 1994.

5. The said Show Cause Notice was adjudicated vide the impugned order wherein:

- Demand of Service Tax amount of Rs. 10,87,500/- was confirmed under the proviso to Section 73 (1) of the Finance Act, 1994;
- Interest was imposed to be recovered under section 75 of the Finance Act, 1994;
- Penalty amounting to Rs. 10,87,500/- was imposed under Section 78 of the Finance Act, 1994 ;
- A penalty of Rs. 10,000/- under Section 77(2) of the Finance Act, 1994 was also imposed.
- A penalty @ Rs.200/- per day till the date of compliance or Rs. 10,000/-, whichever is higher under Section 77C of the Finance Act, 1994 was also imposed.
- Option was given for reduced penalty vide clause (ii) of the second proviso to Section 78(1) of the Finance Act, 1994.

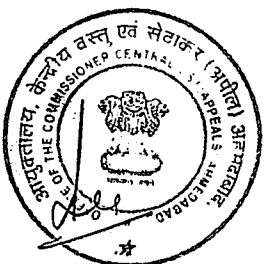
6. Being aggrieved with the impugned order, the appellant filed the appeal wherein they, *inter alia*, contended as under:-

- Appellant is engaged in the business of purchase and sale of land. The income earned by the appellant is towards sale of land only and is purely trading of land. In support of their claim, the appellant have submitted audited Profit and Loss account and balance sheet. From the financial data, it is amply clear that appellant has booked sale of land income for Rs. 75,00,000/- in the F.Y. 2015-16.
- The appellant re-produced the definition of "service" as per Section 65B as under :-

(44) "service" means any activity carried out by a person for another for consideration, and includes a declared service, but **shall not include**—

(a) an activity which constitutes merely,—

(i) a transfer of title in goods or immovable property, by way of sale, gift or in any other manner; or



(ii) such transfer, delivery or supply of any goods which is deemed to be a sale within the meaning of clause (29A) of article 366 of the Constitution; or

(iii) a transaction in money or actionable claim;

The appellant contended that as per the definition of service the transaction of transfer of immovable property shall be out of the purview of the definition of service. Accordingly, service tax shall not be payable on the same.

- They further mentioned the definition of "immovable property " as per Section 3(26) of the General Clause Act, 1897, as under :-

*(26) "immovable property" shall include land, benefits to arise out of land, and things attached to the earth, or permanently fastened to anything attached to the earth;*

They contended that as per above definition land is classified as an immovable property. As transfer of immovable property is excluded from definition of "service", no Service tax can be levied on the same.

- Service Tax cannot be demanded merely based on ITRs.
- Extended period of limitation cannot be invoked.
- SCN issued without following process as defined under Master Circular No. Circular No. 1053/02/2017-CX., dated 10.03.2017, hence needs to be set aside.
- Taxable value of services should be considered inclusive of Service Tax as per Section 67(2) of Finance Act, 1994.

7. Personal hearing in the matter was held on 13.03.2023. Shri Rashmin Vaja and Ms. Bhagyashree Dave, Chartered Accountants, appeared as authorized representatives of the appellant. They re-iterated the submissions made in the appeal memorandum. They stated that they would submit relevant documents in support of contention as additional written submission.

8. The appellant have, in the additional submission dated 03.04.2023, further contended that as per ITR-5, income of Rs. 75,00,000/- is pertaining to transfer of land by the partners of the appellant. It can be seen from the Profit & Loss account / Balance sheet of the appellant that amount of Rs. 75,00,000/- are in connection of sale of land. They also referred the definition of "service" prescribed under Section 65B(44) of the Finance Act, 1994 and contended that transaction of sale of immovable



property wherein transfer of title is involved has been specifically excluded from the definition of service and hence Service Tax cannot be levied.

They have also submitted following documents in support of their claim:-

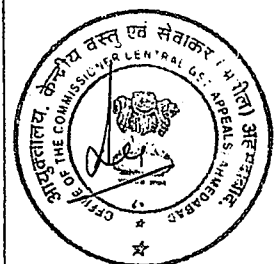
- i) Form ITR-5 for F.Y. 2015-16,
- ii) Form 26AS for F.Y. 2015-16,
- iii) Profit & Loss account / Balance sheet for F.Y. 2015-16,
- iv) Copy of agreement between appellant & partners,
- v) Copy of index of sale of land.

9. I have carefully gone through the facts of the case, submissions made in the Appeal Memorandum as well as submissions made at the time of personal hearing and the materials available on the record. The issue before me for decision is as to whether the impugned order confirming the demand of Service Tax amounting to Rs. 10,87,500/- , along with interest and penalty, in the facts and circumstances of the case, is legal and proper or otherwise. The demand pertains to the period to F.Y. 2015-16.

10. It is observed that the appellant were registered with the department for providing supply of taxable services. They were issued SCN on the basis of the data received from the Income Tax Department. The appellant were called upon to submit documents/required details in respect of the difference found in their income reported in the ST-3 returns as compared to the Income Tax Returns. However, the appellant failed to submit the required details. Therefore, the appellant was issued SCN demanding Service Tax on the differential income by considering the same as income earned from providing taxable services. The adjudicating authority had confirmed the demand of Service Tax, along with interest and penalty vide the impugned order.

11. It is observed that the appellant is a Partnership firm and registered with the department. The appellant have claimed that the income earned by them is towards sale of land only and is purely trading of land. Further, they have contended that as per the definition of "service" under the Finance Act, 1994, the transaction of transfer of immovable property shall be out of the purview of the definition of service. Accordingly, service tax shall not be payable on the same.

11.1. I find it pertinent to refer to Instruction dated 26.10.2021 issued by the CBIC, wherein it was directed that:

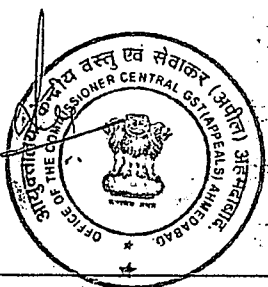


"2. In this regard, the undersigned is directed to inform that CBIC vide instructions dated 1-4-2021 and 23-4-2021 issued vide F.No. 137/472020-ST, has directed the field formations that while analysing ITR-TDS data received from Income Tax, a reconciliation statement has to be sought from the taxpayer for the difference and whether the service income earned by them for the corresponding period is attributable to any of the negative list services specified in Section 66D of the Finance Act, 1994 or exempt from payment of Service Tax, due to any reason. It was further reiterated that demand notices may not be issued indiscriminately based on the difference between the ITR-TDS taxable value and the taxable value in Service Tax Returns.

3. It is once again reiterated that instructions of the Board to issue show cause notices based on the difference in ITR-TDS data and service tax returns only after proper verification of facts may be followed diligently. Pr. Chief Commissioner/Chief Commissioner(s) may devise a suitable mechanism to monitor and prevent issue of indiscriminate show cause notices. Needless to mention that in all such cases where the notices have already been issued, adjudicating authorities are expected to pass a judicious order after proper appreciation of facts and submission of the noticee."

11.2 However, in the instant case, I find that no such exercise, as instructed by the Board has been undertaken by the adjudicating authority, and the impugned order has been issued only on the basis of the data received from the Income Tax department. The appellant were admittedly registered with the department. The appellant have claimed that the income earned by them is towards sale of land only and is purely trading of land. Further contended that as per the definition of "service" under the Finance Act, 1994, the transaction of transfer of immovable property shall be out of the purview of the definition of service. The facts claimed by the appellant were required to be examined in the case which could not done in absence of supporting documents / financial records. Therefore, I find that the impugned order has been passed without following the directions issued by the CIBC.

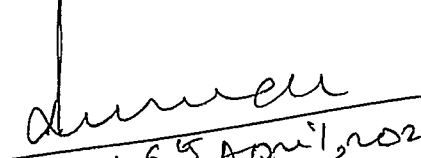
11.3 It is further observed that the appellant have made submissions in their appeal memorandum, which were not made before the adjudicating authority. I find that the adjudicating authority did not have the opportunity of considering these submissions of the appellant before passing the impugned order what they have represented before this appellate authority. Since the matter needs reconciliation with relevant documents, for which the adjudicating authority is best placed to conduct necessary verification. In view of the above, I am of the considered view that in the interest of the principles of natural justice, the matter is required to be remanded back for denovo adjudication after affording the appellant the opportunity of personal hearing.



12. In view of the above, the impugned order is set aside and the matter is remanded back to the adjudicating authority for adjudication afresh, after following principles of natural justice. The appellant is directed to submit their written submission to the adjudicating authority within 15 days of the receipt of this order. The appellant is also directed to appear before the adjudicating authority as and when personal hearing is fixed by the adjudicating authority. Accordingly, the impugned order is set aside and the appeal of the appellant is allowed by way of remand.


13. अपीलकर्ता द्वारा दर्ज की गई अपील का निपटारा उपरोक्त तरीके से किया जाता है।

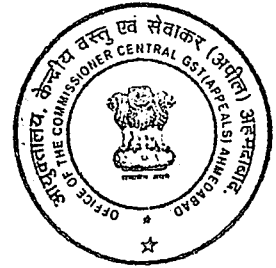
The appeal filed by the *appellant* stands disposed of in above terms.

  
.. 6<sup>th</sup> April, 2023..  
(Akhilesh Kumar)  
Commissioner (Appeals)

Date : 06.04.2023

Attested

  
(Ajay Kumar Agarwal)  
Assistant Commissioner [In-situ] (Appeals)  
Central Tax, Ahmedabad.



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3. The Assistant Commissioner, CGST & C.Ex., Division-Mehsana, Commissionerate: Gandhinagar.
4. The Superintendent (System), CGST, Appeals, Ahmedabad. (for uploading the OIA).
- ✓ 5. Guard File.
6. P.A. File.

