

**OFFICE OF THE SUPERINTENDENT OF
CENTRAL TAX, CENTRAL EXCISE & SERVICE TAX:**

केंद्रीय कर, केंद्रीय उत्पाद शुल्क और सेवा कर के अधीक्षक के कार्यालय:

**RAMGOPALPET - I RANGE, SECUNDERABAD DIVISION, SECUNDERABAD
COMMISSIONERATE:**

रामगोपालपेट - १ रेंज, सिकंदराबाद मंडल, सिकंदराबाद आयुक्त:

SALIKE SENATE, DOOR NO. 2-4-416 & 417, M. G ROAD, SECUNDERABAD - 500 003
सालिके सीनेट, दरवाजा नंबर - ४-२-४१६ और ४-२-४१७, महात्मा गाँधी रोड, सिकंदराबाद - ५०० ००३

OC No. 88/2018-Rgpet-I

Date: 27.04.2018

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

Gentlemen,

Sub: Non-Payment of Service Tax for Taxable Services rendered by M/s Alpine Estates, Hyderabad for the period from April, 2015 to June, 2017 - Early Settlement of Disputes by availing the window of the Settlement Commission - Communication - Regarding.

Please refer to the Show Cause Notice issued by the Superintendent of Central Tax, Ramgopalpet - I Range vide OC No. 85/2018-Rgpet-I dated 18.04.2018 on the above subject, which was acknowledged on 18.04.2018.

2. In connection with the above mentioned Show Cause Notice, it is to inform that "the assessee may also like to opt for settlement of their case in terms of the provisions contained under Chapter V of the Central Excise Act, 1944 which is made applicable by Section 83 of the Finance Act, 1994 to the Service Tax matters, subject to the fulfilment of the conditions contained in the respective Acts." This option of approaching the Settlement Commission can be exercised in lieu of adjudication of the case.

3. The above instructions may be treated as part of the Show Cause Notice as mentioned above and issued already.

Yours faithfully,

Encl: Dated Acknowledgement

(M. RAVI RAJU)

(एम. रवि राजू)

SUPDT. RAMGOPALPET-I RANGE

अधीक्षक, रामगोपालपेट - १ रेंज

SECUNDERABAD DIVISION

सिकंदराबाद मंडल

Alpine Estates

Office: 5-4-187/3 & 4, II floor, Soham Mansion, M G Road,
Secunderabad – 500 003. Ph: +91 40 66335551

ACKNOWLEDGEMENT

Received Show Cause Notice vide O.C.No.85/2018-Range-1 dated 18.04.2016 issued by the Superintendent of Central Tax (GST), Ramgopalpet-1, GST Range, Secunderabad Division in respect of M/s.Alpine Estates. On 18th April 2018

Place: Secunderabad
Date: 18th April 2018

M. J.  18/4/18

(M JAYAPRAKASH)
Sr. Manager – Finance & Accounts



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CENTRAL TAX, CENTRAL EXCISE & SERVICE TAX:**

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SALIKE SENATE, DOOR NO. 2-4-416 & 417, M. G ROAD, SECUNDERABAD - 500 003
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OC No. 85/2018-Rgpet-I

Date: 18.04.2018

SHOW CAUSE NOTICE

(Notice under Section 73(1A) of the Finance Act, 1994)

**Sub: Non-payment of Service Tax on Taxable Services rendered by M/s
Alpine Estates, Hyderabad for the period from April, 2015 to June,
2017 — Issuance of Show Cause Notice — Regarding.**

M/s Alpine Estates., 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad- 500 003 (hereinafter referred to as 'M/s Alpine' or "the Assessee") have registered themselves with the Service Tax Department vide Registration No.AANFA5250FST001, for payment of Service Tax under the categories of "Works Contract service" and "Construction of Residential Complex service".

2. As seen from the records, the Assessee entered into 1) Sale deed for sale of undivided portion of land together with semi-finished portion of the flat and 2) Agreement for construction, with their customers. On execution of the sale deed the right in a property got transferred to the customer, hence the construction service rendered by the Assessee thereafter to their customers under agreement of construction are taxable under Service Tax as there exists service provider and receiver relationship between them. As transfer of property in goods in execution of the said construction agreements is involved, it appears that the services rendered by them after execution of sale deed against agreements of construction to each of their customers to whom the land was already sold are taxable services under "Works Contract Service".

3. Accordingly, the following Show Cause Notices had been issued to the Assessee:

Sl No.	SCN O.R No. and date	Period Covered	Amount of Service Tax demanded in Rs.	Status
1.	HQPOR No. 82/2010-Adjn(ST) dated 16.06.2010	01/2009 to 12/2009	31,10,377	Confirmed vide OIO No. 44/2010-ST dated 15.10.2010. Party's appeal was dismissed vide OIA No.08/2011-(H-II) dt.31.01.2011. CESTAT granted Stay on 25.04.2012 vide Stay Order No.666 & 667/2012 with the condition of Pre-deposit of Rs.10 Lakhs vide Misc. Order No.21877/2014 dt.31.07.2014 extended stay for six months

				from 31.07.2014.
2.	OR No.62/2011- Adjn(ST) dated 23.04.2011	01/2010 to 12/2010	35,03,113	Confirmed vide OIO No.49/2012- Adjn(ST)(ADC) dt.31.08.2012. Ordered Denovo by the Commr.(Appeals) vide OIA NO.38/2013-(H-II) S.Tax dt.27.02.2013 for re- quantification of the service tax payable.
3.	OR No. 51/2012- Adjn(ADC) dated 24.04.2012	01/2011 to 12/2011	48,33,495	Confirmed vide OIO No.49/2012- Adjn(ST)(ADC) dt.31.08.2012. Ordered Denovo by the Commr.(Appeals) vide OIA NO.38/2013-(H-II) S.Tax dt.27.02.2013 for re- quantification of the service tax payable.
4.	OR No. 82/2013- Adjn(ST)(ADC) dated 02.12.2013	01/2012 to 06/2012	30,39,597	Pending adjudication
5.	OR No. 161/2014- Adjn(ST)(Commr) dated 26.09.2014	07/2012 to 03/2014	1,23,37,565	Confirmed vide OIO No. HYD- S.TAX-COM-03/2015 dated 31.08.2015. Aggrieved with the said OIO the assessee filed appeal before CESTAT.
6.	OR No. 22/2016- Adjn.(ST)(JC) dated 15.04.2016	04/2014 to 03/2015	6,40,391	Confirmed vide OIO No. 37/2016-Adj(ST)(AC) dated 30.12.2016. Ordered denovo vide Comm(Appeals) OIA No. HYD-SVTAX-000-AP2-0273- 17-18 dated 26.12.2017.

4. As per the information furnished by the Assessee vide their letter dated 15.02.2018 received by the Superintendent of Ramgopalpet - I Range, it is seen that "the Assessee" have rendered taxable services under the category of "Works Contract Services" during the period April, 15 to June, 2017. The Assessee had rendered services for a taxable value of Rs.12,91,930/- (Rupees Twelve Lakh Ninety one thousand Nine Hundred and Thirty only). After deduction of VAT, Registration Charges of Rs.4,38,898/- the taxable value works out to be Rs.8,53,032/- on which service tax (including cesses) works out to Rs.46,916/- for the services rendered during the said period, as shown in the attached Annexure.

5. Vide Finance Act, 2012 sub section (1A) was inserted in Section 73 which reads as under:

SECTION 73(1A) - *Notwithstanding anything contained in sub-section (1), the Central Excise Officer may serve, subsequent to any notice or notices served under that sub-section, a statement, containing the details of service tax not levied or paid or short levied or short paid or erroneously refunded for the subsequent period, on the person chargeable to service tax, then, service of such statement shall be deemed to be service of notice on such person, subject to the condition that the grounds relied upon for the subsequent period are same as are mentioned in the earlier notices.*

6. The sections **65B**, **66B**, **66D** as inserted in the Finance Act, 1994 by the Finance Act, 2012 w.e.f. 01.07.2012 are reproduced below:

6.1. **SECTION 65B(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) a transaction in money or actionable claim; (b) a provision of service by an employee to the employer in the course of or in relation to his employment; (c) fees taken in any Court or tribunal established under any law for the time being in force.

6.2. **SECTION 66B:** *There shall be levied a tax (hereinafter referred to as the service tax) at the rate of twelve per cent on the value of all services, other than those services specified in the negative list, provided or agreed to be provided in the taxable territory by one person to another and collected in such manner as may be prescribed.*

6.3. **SECTION 66D:** Contains the negative list of services. It appears that services provided by the Assessee are not covered under any of the services listed therein.

6.4. **SECTION 66E:** Contains declared service and work contract is covered under 66E(h) of the Finance Act, 1994.

6.5. Further, Notification No.25/2012-ST, dated 20.06.2012, as amended specified services which were exempted from payment of Service Tax. It appears that services provided by the Assessee are not covered under any of the services listed therein.

7. The grounds as explained in the Show Cause cum demand notices position in so far issued above are also applicable to the present case; the legal position in so far as "Works Contract Service" is concerned, the said service and its taxability as defined under Sub-clause(zzzza) of Clause 105 of Section 65 of the Finance Act, 1994 as existed before 01.07.2012 stands now covered by 65B(54) whereby the said service being declared service under Section 66E(h) of Finance Act, 1994 and for not being in the Negative List prescribed under 66D, continues to be a taxable service. But for the said changes in legal provision, the status of Service and the corresponding tax liability remained same. Hence, this statement of demand/show cause notice is issued in terms of Section 73(1A) of the Finance Act, 1994 for the period from April, 2015 to June, 2017.

8. In view of the above, M/s.Alpine Estates, Hyderabad are hereby required to show cause to the Superintendent of Ramgopalpet – I Range within 30(thirty) days of receipt of this notice as to why:-

i) an amount of Rs.46,916/- (Rupees Forty six thousand Nine hundred and Sixteen only) (including Cesses) should not be demanded as per Para-4 above towards "Works Contract Service" rendered by them during April, 2015 to June, 2017, in terms of Section 73 (1) of the Finance Act, 1994; on the grounds discussed supra; and

ii) Interest should not be demanded at (i) above, under Section 75 of the Finance Act, 1994; and

iii) Penalty should not be imposed on them under Section 76 of the Finance Act, 1994, for the contravention of Rules and provisions of the Finance Act, 1994; and

iv) Penalty should not be imposed on them under Section 77 of the Finance Act, 1994.

9. M/s Alpine Estates are required to produce all the evidence upon which they intend to rely in their defense while showing cause. They are also required to indicate in their written reply whether they wish to be heard in person before the case is adjudicated.

10. If no cause is shown against the action proposed to be taken within the stipulated time and if the noticee does not appear for the personal hearing on the appointed day, then it will be presumed that they do not have anything to state in their defense and the case will be decided on merits on the basis of evidence available on records.

11. This Notice is issued without prejudice to any other action that has been or may be taken against the noticee / others under this Act or under any other law for the time being in force in India.

12. M/s. Alpine Estates, has obtained Service Tax registration on 29.02.2008 and filed the ST-3 return for the period from April, to September, 2015 on 21.10.2015 and hence, the last date for issuance of this Notice is 20.04.2018 under section 73(1) of the Finance Act, 1994.


13. Reliance for issue of this Notice is placed on the following:

(i) Assessec's letter dated 15.02.2016 received by the Superintendent Ramgopalpet - I Range, in which service tax consolidated statement is provided.

(ii) ST 3 Returns filed for the period from April, 2015 to June, 2017.

Date: 18.04.2018

Place: Secunderabad


(M. RAVI RAJU) 18.04.2018
(एम. रविराजु)

SUPDT. RAMGOPALPET-I RANGE
अधीक्षक, रामगोपालपेट - १ रेंज
SECUNDERABAD DIVISION
सिकंदराबाद मंडल

To,

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

Copy to:

1. The Assistant Commissioner of Central Tax, Central Excise and Service Tax, Secunderabad Division.
2. The Superintendent (Adjudication), Secunderabad Division.
3. Master Copy.

Annexure

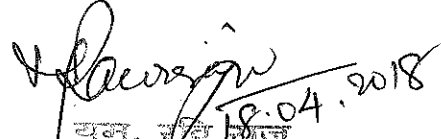
M/s Alpine Estates during the priod from April, 2015 to June, 2017 (in Rs.)

Total amount Receipt	12,91,930
Less amount towrads VAT, Reistration Charges	4,38,898
Net Receipt	8,53,032
Service Tax Liability	46,916

Note:

Service Tax Rate for Works Contract Services during the said period:

Till 31st May, 2015	4.944%
From 1st June, 2015 to 14th Nov, 2015	5.60%
From 15th Nov, 2015 to 31st May, 2016	5.80%
From 1st June, 2016 to 30th June, 2017	6.00%


18.04.2018
यम. रवि राजु
M. RAVI RAJU
अधीक्षक
Superintendent
सेन्ट्रल टैक्स (जी एस टी)
Central Tax (GST)
रामगोपाल-10 का एच टी रेंज
Ramgopal-10 GST Range
सिक्ंदराबाद मण्डल
Secunderabad Division
हैदराबाद/Hyderabad