

GOVERNMENT OF TELANGANA
COMMERCIAL TAXES DEPARTMENT

PROCEEDINGS OF THE ASSISTANT COMMISSIONER (ST), M.G.ROAD-S.D.ROAD CIRCLE,
BEGUMPET DIVISION HYDERABAD
PRESENT : SH B.UPENDER REDDY

AO 89

Year / Act : 2017-18/Entry Tax
TIN : 36292192903

Date : 27.01.2024

REVISED ASSESSMENT ORDER

SUB:-Telangana Tax on Entry of Goods into Local Areas Act, 2001 (for brevity 'Telangana Entry Tax Act, 2001') – M.G.Road- S.D.Road Circle – Begumpet Division – M/s.Vista Homes, Secunderabad (for brevity 'assessee') - Assessment Order for the year 2017-18 under the Telangana Entry Tax Act, 2001 passed – Assessee preferred an appeal before the ADC(CT), Punjagutta Division, Hyderabad seeking favourable orders – Appeal disposed-off as “Remanded” with certain directions – Examined – Pre-Revision Show Cause Notice issued calling for certain required documents / (and/or) written objections – Assessee filed reply – Examined – Revised Assessment Order passed - Reg.

- REF:-1.Proceedings of the Assistant Commissioner (ST), M.G.Road- S.D.Road Circle dated 13.07.2022 for the year 2017-18 under the Telangana Entry Tax Act, 2001 (vide A.O.No.17539).
- 2.Proceedings of the Appellate Deputy Commissioner (CT) [presently re-designated as Appellate Joint Commissioner (ST)]. Punjagutta Division, Hyderabad in Appeal No.BV/37/2022-23, dated 14.03.2023 for the year 2017-18 under the Telangana Entry Tax Act, 2001 (vide ADC Order No.141).
- 3.This tax office Pre-revision Show Cause Notice dt.11.09.2023 for the year 2017-18 (upto 06/2017) under the Telangana Entry Tax Act, 2001.
- 4.Reply of the assessee dated 12.01.2024.

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M/s.Vista Homes, located at Survey No.193 to 195, Vasavi Siva Nagar Road, Bharat Nagar Colony, Kushaiguda, Secunderabad – 500 062 are registered dealers under the provisions of TVAT Act, 2005 and CST Act, 1956 with the TIN 36292192903 and assessee on the rolls of Commercial Tax Officer [presently re-designated as Assistant Commissioner (ST)], M.G.Road-S.D.Road Circle of Begumpet Division, Hyderabad. For the year 2017-18 under the Telangana Entry Tax Act, 2001, the assessee was finally assessed to tax by this tax office vide reference 1st cited, having resulted in raising a demand of Rs.2,27,750-00 on account of / under a determination that, there is failure of the assessee in paying Entry Tax upon usage of certain notified goods (viz., Cement, Lifts, Elevators and Accessories etc.) so purchased from interstate parties in construction works.

The assessee having disagreed with the above assessment order appealed to the Appellate Joint Commissioner (ST), Punjagutta Division, Hyderabad seeking certain relief(s) of the pre-determined/assessed turnover(s) or tax(es). The Appellate Authority having examined the contentions raised by the appellant assessee in their grounds of appeal/(and/or) having heard the pleadings of the assessee made during the Personal Hearing /(and/or) having examined the documents/details/statutory forms so adduced against their contentions/

claims, disposed-off the appeal and passed orders vide reference 2nd cited, wherein while "REMANDING" the assessment / appeal back to the assessing authority, issued certain directions. The observation(s) so made and the resultant determinative expressions / conclusions so arrived-at by issuing certain directions by the appellate authority in the referred appeal order are re-produced as is hereunder as a part of having more relevance and clarity on the impugned subjects/ contentious issues / claims of the assessee and in addition thereto, also in order of processing the consequential action more legitimately, appropriately and reasonably:-

//Sri M. Ramachandra Murthy, Advocate and Authorised Representative of the appellants appeared and argued the case and pleaded for setting-aside of the impugned order.

I have heard the Authorised Representative and gone through his contentions as well as the contents of the impugned orders. The assessment of the appellants for the disputed tax periods was completed by the Assessing Authority vide orders dated 24-07-2019 in A.O.No.39153 levying tax on the value of goods purchased from outside the State under the Entry Tax on Goods Act involving the disputed tax herein. Aggrieved with the said orders, the appellants preferred an appeal in this office contending that since the goods so purchased were used in the execution of works contract, no levy can be fastened on the value of such goods under the Entry Tax on Goods Act. The said appeal was disposed off by me vide appeal orders in Appeal No.BV/63/2019-20 (ADC Order No.416), dated 27-02-2021 as remanded for passing of fresh orders with the following observations and directions:

"As seen from the above, works contract includes any agreements for carrying out for cash or deferred payment or for any other valuable consideration, the building construction, processing, fabrication, erection etc., of any movable or immovable property. In order to satisfy this definition, it is not just enough if there is an agreement to carry out any of the works mentioned in the said definition, but also such carrying out of the work should be for a cash or deferred payment or for any other valuable consideration. Thus, assuming that in the disputed transaction undertaken by the appellants even if they had undertaken any execution of works in favour of the land owner, unless the same is for cash or deferred payment or for any other valuable consideration, the same does not satisfy the definition of works contract. There was no monetary consideration flowing from the land owner to the appellants towards execution of works contract. Even if the word "other valuable consideration" as occurring in the definition of "works contract" has to be in monetary form only and not in any other form.

It is settled law that the works contract is a deemed sale and the same is to be treated as on par with a normal sale and consequently the benefits extended to such normal sale is also to be extended to a deemed sale. The Entry Tax on Goods Act provides exemption to the notified goods purchased from inter-state when used for the purpose of re-sale or manufacturing for sale. Similarly, the notified inter- state purchases are used in the deemed sale, the benefit of exemption is also applicable to the deemed sale under Entry Tax on Goods Act. However, this is only applicable to those goods which are transferable in the deemed sale to the extent of builder share, but not on the share which was transferred to the land Owner under the development agreement entered into by the appellants with such land Owner.

Here, it is also to be observed that the goods purchased by the appellants from outside the State against statutory forms and utilized the same in such houses / flats relating to Land Owner share amounts to consumption of such goods by them. Since the houses / flats constructed in the Land Owner share amounts to immovable property owned by the Land Owner and the same neither amounts to works contract nor construction and selling of such houses /

flats so as to fall under Section 4(7)(d) of the TVAT Act and even if such houses / flats were sold by the land owner after completion of the same, the same does not amount to goods being immovable property. This view further gain support from the decision rendered by the Honourable Supreme Court in the case of M/s Raheja Development Corporation Vs State of Karnataka (41 STC 298).

As already discussed above, it is a fact that since no sale had taken place between the appellant and the landowner subsequent to the incorporation of the notified goods into this portion and in fact it actually amounts to consumption at the hands of the appellant and is liable for levy of Entry Tax on land owner share. Thus the contention of the appellant that the property so transferred to Land Owner is nothing but a deemed sale and the imported goods used for the purpose of re-sale falls under the ambit of Section 3(2) of the Entry Tax on Goods Act is devoid of merits.

However, as already observed above, since the Assessing Authority has passed the impugned order only in the absence of the appellant filing the objections to the show cause notice issued, I feel it just and proper to remit the matter back to the territorial Assessing Authority, who shall provide an opportunity to the appellant to file their objections along with documentary evidence if any, consider the same and then pass orders afresh in accordance with the provisions of law, duly bearing in mind my observations made above.

To give effect to the above appeal orders, the Assessing Authority issued notice and on observation that though the reminder notices were issued the appellant failed to file their objections / documentary evidence, the Assessing Authority passed the impugned consequential assessment order confirming the levy of tax as was done in the original assessment order.

The claim of the appellant is that the Assessing Authority is not justified in passing the impugned order confirming the levy of tax as was done in the original assessment order without providing a reasonable opportunity to the appellant to file their objections along with the relevant documentary as was directed by the Appellate Authority even though there is a sufficient time available to pass the effectual orders. It is further explained that at the time when the notices were issued by the Assessing Authority, the person who is looking after the sales tax matter was not attending the office due to illness which resulted in non-responding to the notices issued and as such the non-responding to the notices issued was neither willful nor deliberate on the part of the appellant but due to the circumstances beyond their control. The Authorised Representative, however, stated that the appellant is now ready to produce the relevant documentary evidence as and when called for and pleaded for an opportunity to do so.

For the reasons discussed above and having regard to the readiness of the appellant to produce the relevant documentary evidence as and when called for, more particularly keeping in view the principles of natural justice, I feel it just and proper to remit the matter back to the Assessing Authority, who shall provide an opportunity to the appellant to file their objections along with relevant documentary evidence, if any, consider and examine the same in the light of the remand directions contained in the appeal order referred to above and pass orders afresh in accordance with the provisions of law, after giving the appellant an opportunity of being heard. With this direction, the impugned order is set-aside on the disputed tax amounting to ₹2,27,750/- and the appeal thereon remanded.

In the end, the appeal is **REMANDED**./.

In the light of the observations made and resultant directions issued expressly by the appellate authority in the course of disposing off the appeal as supra, it is as a part of giving consequential effect to the remand directions of the appellate authority in due process of law,

the assessee by this proposed or subjected-to Pre-revision Show Cause Notice is hereby directed to produce the following documents/statements/details/statutory forms / evidential case details for the tax periods of 04/2017 to 06/2017 under the Telangana Entry Tax Act, 2001 for making due and proper examination of the claims of the assessee/issues under dispute with those evidence in an appropriate manner and allow necessary relief to an extent found they are eligible or to an extent found to be capable of being granted necessary relief without prejudice to the generality of the provisions.

- a) A detailed clarificatory statement as regards to the precedents of the case / precedents of the point(s) at issue so under dispute-cum-covered by remand directions of the appellate authority and as well as all the relevant and appropriate corroborative and supporting evidence of the points/issues they objected.
- b) All the relevant Purchase Invoices, Work Orders, Agreement copies, Sale Deeds and Bills.
- c) In addition there-to of the details sought of the issues under dispute, the assessee is further hereby requested to produce the details of tax paid if any during the trial of case before the appellate authority etc.,

Accordingly a Pre-revision Show Cause Notice dated 11.09.2023 for the tax periods of 04/2017 to 06/2017 under the Telangana Entry Tax Act, 2001 as a part of taking consequential action against the remand directions of the appellate authority, Punjagutta Division, Hyderabad in due process of law was issued vide reference 3rd cited, duly calling upon to produce certain details/ documents / statements for the purpose of making due examination of the same with the issues/claims so under dispute-cum-so covered by remand directions of the appellate authority and allow necessary relief to an extent found that they are eligible or entitle for in accordance with law and complete the consequential action to be given in the form of passing necessary assessment proceedings. The Notice was served by hand/in person on the assessee on 13.09.2023.

In response to the Pre-revision Show Cause Notice, the assessee neither filed any objections nor sought any adjournment of the time allowed. Hence, the assessee was issued a Notice dated 05.10.2023 giving final opportunity of filing objections within (15) days from the date of receipt of the Notice. The Notice was served on the assessee on 05.10.2023. But, the assessee having received the Notice shown more penchant and inclination in not filing adequate reply and remained silent. Hence, keeping in view the principles of natural justice to be followed before concluding the proposed revised assessment proceedings, the assessee has been given 'Opportunity-cum-Personal Notice' dated 31.10.2023 duly giving an opportunity of filing objections and also giving an opportunity of appearing in person and present their case before the undersigned by / on 20.11.2023. The Notice was served on the assessee on 06.11.2023.

Later-on, the assessee has filed a reply on 18.01.2024 citing the date of Show Cause Notice as replying to that date, having received the above Notice has filed reply on 18.01.2024 wherein while presenting their advocacies and expressions against the levy of Entry Tax so under dispute-cum-so covered by remand directions of the appellate authority, requested to consider the same and drop the entire proposal of Entry Tax.

All the ventilated advocacies and presentations are examined in due process of law and attentively and allowed necessary relief to an extent of the same found to be worthy of positive consideration and capable of being granted necessary relief without prejudice to the generality of the provisions of law and their validity and relevance as under :

I) The assessee with regard to the levy of Entry Tax on the import purchases of notified goods 'Cement', has expounded (in their own words) that,

//The commodities stated to be purchased during the year are Cement Ceramic Tiles and Glazed Tiles and Earthen tiles. We submit that, tax is leviable under the Act only on the notified goods. It is observed from the notice that tax has also been proposed to be levied on Ceramic Tiles and Earthen Tiles, which are not notified.

Ceramic Tiles and Glazed Tiles and Earthen Tiles: - 'Ceramic tiles and Glazed Tiles and Earthen Tiles' have not been notified by the government under the Entry Tax Act. There is no G.O. that is available as per our knowledge allowing levy of Entry Tax on above Tiles. In fact no Notification with number and date has been mentioned in the notice, though burden lies on the assessing authority for that purpose. G.O.Ms.No.955, Rev., dated 11.05.2005 has notified only the following Tiles:-

- 14 - Marble, Marble Articles, Polished Granite slabs / stones and tiles "
- 15 - Marble Tiles, Granite Slabs and Stones.

Entr 14 refers to Granite Tiles and Entry 15 refers to Marble Tiles. There is no mention of 'Ceramic Tiles', 'Earthen Tiles', 'Glazed Tiles' in the Notification. Ceramic Tiles are not 'ceramic sanitary ware' which means wash basins, commodes etc., Hence, as above tiles mentioned in the notice are not notified, it is neither correct nor legal to levy entry Tax. Hence, levy of tax on these goods is unauthorized and illegal.

Similarly Earthen Tiles have not been notified under the Act.

As Tiles mentioned in the Notice are not notified goods, the question of levying Entry Tax on these goods does not arise at all.

Without prejudice to the above, we submit that we are engaged in the business of execution of works contracts in the nature of construction and sale of residential villas. In accordance with the provisions contained in Section 4(7)(d) of the TVAT Act, 2005, we have opted to pay tax under Composition Scheme. Accordingly, we have used Cement and Tiles in the construction of residential villas and thereafter affected deemed sale of Cement in the nature of Works Contract. As imported goods are resold, we are not liable to pay Entry Tax on those goods as per Section 3(2) of the Act.

We next submit that under Section 3(1) of the Act, only entry of the notified goods into any local area is liable to tax at the rates notified by the government. If the goods are not notified, then the question of paying Entry Tax does not arise at all. We hereunder extract the charging Section from the Entry Tax Act:-

"3. Levy and collection of tax ---

(1)(a) There shall be levied and collected a tax on the entry of the notified goods into any local area for sale, consumption or use therein. The goods and the rates at which, the same shall be subjected to tax shall be notified by the Government. The tax shall be on the value of the goods as defined in Clause (n) of sub-section (1) of Section 2 and different rates may be prescribed for different goods or different classes of goods or different categories of persons in the local area:

(b) the tax shall be payable by the importer in such manner and within such time as may be prescribed;

(c) the rate of tax to be notified by the Government in respect of any commodity shall not exceed 2 (the rate applicable for the commodity under the Andhra Pradesh Value Added Tax Act, 2005) or the notifications issued thereunder.

Provided that the tax payable by the imported under this Act shall be reduced by the amount of tax paid, if any, under the law relating to 3 (value added Tax) in force in the Union Territory or State, in which the goods are purchased.

(2) Notwithstanding anything contained in sub-section (1), no tax shall be levied on the notified goods imported by a dealer registered under 4 (the Andhra Pradesh Value Added Tax Act, 2005) who brings such goods into any local area for the purpose of Resale 5 (or using them as inputs for manufacture of other goods) in the State of Andhra Pradesh (Telangana) or during the course of interstate trade or commerce”.

Thus, if any notified goods are brought into the local area by a registered dealer for the purpose of resale in the State no Entry Tax need be paid. In this connection, we submit that, in his Circular No.A.I(3)/2089/2002, dated 17.08.2002, the Hon'ble commissioner of CT, AP, Hyderabad has clarified that if Bitumen brought is sold or used in Works Contract, no tax is payable.

We further submit that, sub-section (28) under Section 2 of TVAT Act, 2005, inter alia defines 'sale' as follows:-

The term sale is defined as per Section 2(28) VAT Act : Sale with all its grammatical variations and cognate expressions means every transfer of the property in goods (whether as such goods or in any other form in pursuance of a contract or otherwise) by one person to another in the course of trade or business, for cash, or for deferred payment, or for any other valuable consideration or in the supply or distribution of goods by a society (including a co-operative society), club, firm or association to its members, but does not include a mortgage, hypothecation or pledge of , or a charge on goods.

Whenever any goods are supplied or used in the execution of a works contract, there shall be deemed to be a transfer of property in such goods, whether or not the value of the goods so supplied or used in the course of execution of such works contract is shown separately and whether or not the value of such goods or material can be separated from the contract for the service and the work done.

In view of the above, we submit that, there is no difference between a deemed sale and a simple sale. Both constitute one and the same for the purpose of sales taxation. A simple sale and deemed sale shall therefore stand on the same footing and are to be given the same status and legal validations. There cannot be any differentiation and discrimination between normal sale and a deemed sale. Therefore, there shall be deemed sale of goods, when the goods are used and transferred in the execution of works contracts. Hence, we resold all those goods. In support, the assessee filed copies of Sale Deeds.

We therefore, request to kindly drop the entire proposal for various grounds herein explained.//

The above presented expressions of the assessee are examined with reference to the precedents of the case, VATIS records, documentary evidence adduced and as well as necessity of giving due compliance bearing in mind the observations and post-observation directives /determinative guidelines of the appellate authority as indicated by them in their Order in allowing appropriate relief in accordance with law respecting to the tax under dispute worth

Rs.2,27,750-00, it is hereby come to a construe in all that, "the assessee has purchased Cement and Tiles and utilized the same in the execution of their Works Contract activities such as construction and sale of residential villas. The utilization of the notified commodities in the execution of works contract activities and nature and style of disposing them with certain taxes due thereon in accordance with the law and reporting them into VAT-200 Returns would amount in re-sale or deemed sale since the goods were not consumed, but were re-sold by way of works executed to the parties concerned and received certain amounts from the respective contractee parties and individual customers and for which, they have paid taxes due thereon on those works contract receipts according to the respective provisions of the TVAT Act and Rules which is nothing but a deemed sale.

As per CCT's Ref. No.AI(3)/911/ 2005-2, dated 23.01.2006, "all the notified goods imported by the dealers registered under VAT Act, from outside the state for the purpose of resale as well as for the purpose of using them as inputs for manufacture of other goods in the State are not liable to tax under the Telangana Entry Tax Act, 2001". Hence, for these determinative guidelines, it is hereby construed within the limits of legitimately and reasonably adjudicable canons that, the usage of the notified goods i.e., Cement so purchased from outside the state in their works contract activities and utilized in regular course of business falls within the ambit of scope of re-sale or deemed sale, which is liable to be treated as justifiable extrinsic one from the purview of levy of Entry Tax as required under the provisions of Sec.3(2) of Telangana Entry Tax Act, 2001. Accordingly, in all and in altogether, while keeping in view all the precedents of the case, it is hereby exempted the usage of notified commodity 'Cement and Tiles' so purchased from outside the state from the ambit of principles of Entry Tax levy since the Cement was being subjected-to or is being converted into re-sale or deemed sale in the form of subsequent sales or being used as a main ingredient in the works contract receipts.

Accordingly, giving necessary effect to the remand directions of the appellate authority by way of resuming or revising the Assessment of the assessee for the tax periods of April, 2017 to June, 2017 under the Telangana Entry Tax Act ,2001 is hereby completed by this subjected-to Proceedings duly withdrawing the tax under dispute of Rs.2,27,750-00. In this course of concluding the process of giving consequential effect/process of revision of assessment, an amount of Entry Tax worth Rs.51,244-00 so paid during the appeal process vide Challan No.1900673237, dated 03.10.2019 towards 12.5% & 22.5% of the tax under dispute is hereby taken on record.


ASSISTANT COMMISSIONER (ST),

M.G. ROAD S.D. ROAD CIRCLE,

M.G. Road-S.D. Road Circle,

Begumpet Division, Hyderabad

NOTE : An appeal against this order lies before the Appellate Joint Commissioner (ST), Punjagutta Division, Hyderabad within (30) days from the date of receipt of this order.

To,
M/s.Vista Homes,
located at Survey No.193 to 195, Vasavi Siva Nagar Road,
Bharat Nagar Colony, Kushaiguda, Secunderabad – 500 062.

Copy submitted to the Joint Commissioner (ST), Begumpet Division, Hyderabad.