GSTAT

Single Bench Court No. 4

NAPA/159/PB/2025

DG ANTI PROFITEERING, DIRECTOR GENERAL OF ANTI-PROFITEERING, DGAP **............Appellant**

Versus

IREO GRACE REALTECH PVT. LTD. **............Respondent**

Counsel for Appellant **Counsel for Respondent**

Hon'ble Sh. A. Venu Prasad, Member (Technical)

Form GST APL-04A

[See rules 113(1) & 115]

Summary of the order and demand after issue of order by the GST Appellate Tribunal

whether remand order : No

Order reference no. : ZA070010226000049H **Date of order :** 11/02/2026

1.	GSTIN/Temporary ID/UIN - 06AADCG9136D1ZS	
2.	Appeal Case Reference no. - NAPA/159/PB/2025	Date - 29/10/2024
3.	Name of the appellant - DGAP , dgap.cbic@gov.in , 011-23741544	
4.	Name of the respondant - 1. Ireo Grace Realtech Pvt. Ltd. , Nitin.Gupta@ireo.in , 9811140508	
5.	Order appealed against -	
	(5.1) Order Type -	
	(5.2) Ref Number -	Date -

6.	Personal Hearing - 11/02/2026 10/02/2026 28/01/2026 23/01/2026 08/01/2026 29/10/2025
7.	Status of Order under Appeal - Confirmed – Order under Appeal is confirmed
8.	Order in brief - Tribunal accepts the investigation report dated 28.10.2024 submitted by the DGAP and holds that there is no contravention of the provisions of Section 171 of the CGST Act, 2017
Summary of Order	
9.	Type of order : Closure Report

Place :DELHI PB

Date : 11.02.2026

FINAL ORDER

1. The proceedings in the present matter arise out of the investigation report dated 28.10.2024 (hereinafter referred to as the "DGAP Report") submitted by the Director General of Anti-Profiteering (hereinafter referred to as the "DGAP") under Section 171 of the Central Goods and Services Tax Act, 2017 (hereinafter referred to as the "CGST Act"), read with Rule 129 of the Central Goods and Services Tax Rules, 2017 (hereinafter referred to as the "CGST Rules").

The investigation was initiated pursuant to a reference received from the Standing Committee on Anti-Profiteering, based on a complaint filed by Sh. Sandeep Bansal, Ms. Pratibha Bansal and Ms. Nupur Bansal, residents of 7/902, Vipul Belmonte, Golf Course Road, Sector-53, Gurgaon, Haryana–122002 (hereinafter referred to as "the Applicants"), alleging profiteering in respect of construction services supplied by M/s Ireo Grace Realtech Pvt. Ltd., having its registered office at Ireo Campus, Archview Drive, Ireo City, Golf Course Extension Road, Gurgaon–122101 (hereinafter referred to as "the Respondent"). It was alleged that the Respondent had failed to pass on the benefit of Input Tax Credit (ITC) to the Applicants by way of commensurate reduction in price after the implementation of GST w.e.f. 01.07.2017, in respect of the project "The Corridors", situated at Sector 67A, Gurgaon, Haryana.

2. Accordingly, the DGAP furnished an investigation report dated 21.02.2019 under Rule 129(6) of the CGST Rules to the erstwhile National Anti-Profiteering Authority, concluding that the Respondent had contravened the provisions of Section 171 of the CGST Act, 2017.

3. The matter was remanded to the DGAP under Rule 133(4) vide Investigation Order No. 14/2019 dated 21.10.2019 for fresh investigation and submission of a comprehensive report, which was resubmitted on 12.02.2020. Upon consideration thereof, the CCI again directed the DGAP under Rule 133(4) to further examine the Respondent's claim of passing on ITC benefit and, if necessary, to recompute the profiteered amount in respect of the project "The Corridors". Meanwhile, the Hon'ble High Court of Delhi, in W.P.(C) No. 7743/2019 and connected matters, vide judgment dated 29.01.2024, held that the methodology applied to the real estate sector hitherto was faulty.

4. Subsequently, the CCI, vide letter dated 07.05.2024, directed the DGAP to re-investigate the present case in light of the judgment of the Hon'ble High Court of Delhi dated 29.01.2024.

5. The DGAP, in its report dated 28.10.2024, stated that the percentage ratio of ITC availed to the purchase value in the pre-GST period was 4.66%, whereas in the post-GST period it was 4.54%. The difference in the ratio was (-)0.12%. Accordingly, it was observed that the percentage ratio of ITC to purchase value had not increased from the pre-GST period to the post-GST period. The DGAP,

therefore, concluded that no additional benefit of ITC had accrued to the Respondent after the introduction of GST.

6. A notice dated 30.10.2025 was issued to the Applicants, with intimation to the Respondent, calling upon them to file written submissions on the DGAP Report. Thereafter, vide orders dated 08.01.2026, 23.01.2026 and 28.01.2026, further opportunities were granted; however, no response was received. The hearing in the matter was held on 10.02.2026. Mrs. Geetika Chib, Additional Assistant Director, appeared on behalf of the DGAP. None appeared on behalf of the Applicants or the Respondent. However, vide email dated 17.10.2026, received from one of the Applicants, it was informed that the disputes between the parties had been amicably resolved through settlement.

7. In view of the foregoing, the Tribunal accepts the investigation report dated 28.10.2024 submitted by the DGAP and holds that there is no contravention of the provisions of Section 171 of the CGST Act, 2017.

8. Accordingly, the present proceedings are disposed of.

9. A copy of this Order shall be supplied to the Applicants, the Respondent, and the concerned Commissionerate.

10. The Order is pronounced in open court today.

Digitally signed by ARABANDI VENU PRASAD
Date:11-02-2026 15:48:29 PM

Sh. A Venu Prasad
Technical Member (GSTAT)

Dated: - 11.02.2026