



**NOTIFICATION NO. 12/2017-INTEGRATED TAX (RATE), DATED 28-6-2017
[UPDATED]**

[As Amended by Notification No. 18/2023-Integrated Tax (Rate), dated 19-10-2023]

In exercise of the powers conferred by clause (xiii) of section 20 of the Integrated Goods and Services Tax Act, 2017 (13 of 2017), read with sub-section (3) of section 54 of the Central Goods and Services Tax Act, 2017 (12 of 2017), the Central Government, on the recommendations of the Council hereby notifies that no refund of unutilised input tax credit shall be allowed under clause (xiii) of section 20 of the said Integrated Goods and Services Tax Act, read with sub-section (3) of section 54 of the said Central Goods and Services Tax Act, in case of supply of services ¹[*of construction of a complex, building or a part thereof, intended for sale to a buyer, wholly or partly, where the amount charged from the recipient of service includes the value of land or undivided share of land, as the case may be, except where the entire consideration has been received after issuance of completion certificate, where required, by the competent authority or after its first occupation, whichever is earlier*].

2. This notification shall come into force with effect from the 1st day of July 2017.

¹ Substituted for "specified in sub-item (b) of item 5 of Schedule II of the Central Goods and Services Tax Act, 2017" by Notification No. 18/2023-Integrated Tax (Rate), dated 19-10-2023, w.e.f. 20-10-2023.