

**Invoice For Claiming Demand  
(As Per GST Rules, 2017 )**

<b>Mr. Nitish Rathi</b> <b>Mrs. Shalu Deshwal</b> <b>273, Village and Post Mohammadpur Dewmal, Thana Mandawar,</b> <b>Mohammadpur Deomal Bijnor, Uttar Pradesh-246721</b> <b>Contact No. : 8239941994, Email :</b>			<b>Date</b> : 10-07-2023 <b>Invoice No</b> : <b>Reverse Charge (Y/N )</b> : N <b>State</b> : Rajasthan <b>Tower</b> : B1-B34 <b>Flat</b> : B-1
<b>GSTIN</b> : Un-Registered	<b>State</b> :	<b>Code</b> :	

Description	SAC	Amount (Rs.)	
Booking Amount	0	220,000.00	
Add : GST *		2,200.00	
<b>Gross Amount Payable After GST</b>		<b>222,200.00</b>	
<b>* Calculation of GST as per Notification no 01/2018 - Central Tax (Rate )</b>  Gross Amount Payable ( Being the amount payable before GST as aforesaid )  Less : 1/3rd Deduction on Account of Land value  <div style="text-align: right;"> <b>Taxable Value</b>              CGST @6%              SGST @6%           </div>		220,000.00 73,333.33 <b>146,666.67</b> 8,800.00 8,800.00	17,600.00
<b>Total Amount Payable Under This Invoice</b>		<b>Amount (Rs.)</b>	
<b>Gross Amount Payable Before GST</b>		8,800.00	220,000.00
Add CGST 6%		8,800.00	
SGST 6%		8,800.00	17,600.00
<b>Gross Amount Payable After GST</b>			237,600.00
<b>Less: Discount ( Refer Note 3 )</b>			17,600.00
<b>Net Amount Payable After GST</b>			<b>220,000.00</b>
Add : Previous Due Towards Consideration			0.00
Less: Total Received Towards Consideration Before This Invoice			0.00
<b>Total Amount Payable</b>			<b>220,000.00</b>

**Rupees Two Lakh Twenty Thousand Only**

All the payments must be made in favour of " **Alcove Developers LLP** " (Cheque/Demand Draft Payable at Kolkata) to the respective bank account as follows :

**For RTGS/NEFT**

Note :-

- 1.Payment Shall be made within 7 days from the date hereof. Any delay in Payment shall attract Penal Provisions in terms of the Sale Agreement
2. U/s 194IA of I.T. Act, 1961, if Consideration for transfer of the immovable property is 50 Lakh or more, then please deduct TDS @ 1% from the Consideration Value and deposit the same to the Government Account, and please provide us a valid Certificate in Original (duly signed) in respect of the same alongwith a Photocopy of Form No. 26QB.
3. To offset the additional burden of GST on the buyer, Alcove Developers LLP is giving discount.
4. Our GSTIN No. : 19AAZFA6468M1ZB, Permanent Account No. : AAZFA6468M

**For PURE AWAS BUILDERS LLP**

**( Authorized Signatory )**