

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

|  |                |               |   |
|--|----------------|---------------|---|
| <b>Mr. Nitish Rathi</b><br><b>Mrs. Shalu Deshwal</b><br><b>273, Village and Post Mohammadpur Dewmal, Thana Mandawar,</b><br><b>Mohammadpur Deomal Bijnor, Uttar Pradesh-246721</b><br><b>Contact No. : 8239941994, Email :</b> |                |               | <b>Date</b> : 08-12-2023<br><b>Invoice No</b> :<br><b>Reverse Charge (Y/N )</b> : N<br><b>State</b> : Rajasthan<br><b>Tower</b> : B1-B34<br><b>Flat</b> : B-1 |
| <b>GSTIN</b> : Un-Registered   | <b>State</b> : | <b>Code</b> : |   |

| Description  | SAC | Amount (Rs.)        |                   |
|--|-----|---------------------|-------------------|
| On Builder Buyer Agreement<br>Add : GST *  | 0   | 220,000.00          | 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 )        |     | 220,000.00          |                   |
| Less : 1/3rd Deduction on Account of Land value                                  |     | 73,333.33           |                   |
| <b>Taxable Value</b>   |     | <b>146,666.67</b>   |                   |
| CGST @6%   |     | 8,800.00            |                   |
| SGST @6%   |     | 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>   |     |                     | 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   |     |                     | 220,000.00        |
| Less: Total Received Towards Consideration Before This Invoice                   |     |                     | 440,000.00        |
| <b>Total Amount Payable</b>  |     |                     | <b>0.00</b>       |

**Rupees 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**

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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 )

Computer generated documents does not required any signature