

**INVOICE**

*Survey*

*all*

<b>SHARADKUMAR B CHALIKWAR</b> Ackruti Star ,1st Floor,121 Central Road, MIDC, Andheri (E), Mumbai State Name : Maharashtra, Code : 27	Invoice No.	Dated
	<b>23-24/JUL/06</b>	<b>14-Jul-23</b>
	Delivery Note	Mode/Terms of Payment
Buyer (Bill to) <b>ADOR WELDING LIMITED</b> G-4-5, PLOT NO.6K, 5 TH FLOOR, ADOR HOUSE, KAKUSHROO DUBASH MARG, KALA GHODA, FORT State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>003969 / 2302666</b>	Destination
	Dispatched through	
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION CHARGES</b>		0 %	<b>25,000.00</b>
Total				<b>₹ 25,000.00</b>

*paid 19/10/23*



*paid Mumbai 25/11/23*

Amount Chargeable (in words) E. & O.E

**Indian Rupees Twenty Five Thousand Only**

Company's Bank Details  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **001801501896**  
 Branch & IFS Code: **KANDIVALI EAST & ICIC0001032**

**Remarks:**

"Name of Owner as on 01.04.2001 :M/s. J. B. Advani &Co. Pvt. L t d .  
 Industrial Land & Bulding at Survey No. 192, Hisa No. 2, CTSNo. 216A and 216C (part), Op. Asian Paints, Lal Bahadur Shastri Marg, Bhandup(West), Mumbai-400078, State- Maharashtra, Country- India."

Company's PAN : **AEAPC0117Q**



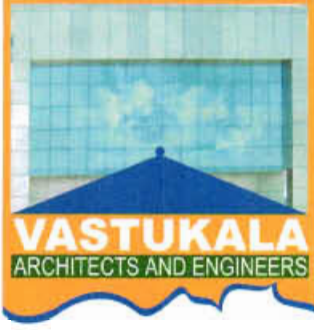
UPI Virtual ID : 9422171100@okbizaxis

for **SHARADKUMAR B CHALIKWAR**

*Rathee*  
 Authorised Signatory

This is a Computer Generated Invoice





● Architecture ● Govt. Approved Valuer  
● Engineering ● Surveyor & Loss Assessor  
● Interiors

Regd. Office :  
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sharad@vastukala.org

**Sharadkumar B. Chalikwar**

B.E.(Civil), F.I.E.(India), F.I.V.,  
M.I.C.A., F.I.W.R.S., M.E.

Chartered Engineer (India)  
Professional Engineer (India)

CE : AM 054371-6  
FIE : F 110926/6  
PE : 491  
FIV : 9863  
CCIT : (N) CCIT /1-14/52/2008-09

**Aurangabad Office** : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.  
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Valuation Report Prepared For: Capital Gain / M/s. Ador Welding Limited (3969/2302666)

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Vastu/Mumbai/09/2023/3969/2302666

22/03-310-PY

Date: 22.09.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Door No. 67/2568 (Old No. 41/3031C), First Floor, Survey No. 305/4, Village – Ernakulam, Taluka – Kanayannur, District – Ernakulam, Pin Code – 682 018, State – Kerala, Country – India was belonged to **M/s. Ador Welding Limited**. The property is sold to Mr. Bastin Cherian & Dr. Alda Davis as per Sale Deed dated 24.03.2023.

Boundaries of the property.

North : Private Property  
South : Rajadhani Residency  
East : Providence Road  
West : Private Property

1. The purpose of this report is to ascertain the Indexed Cost of Acquisition ( F. Y. 2023 - 24) of the property as detailed above.
2. The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 01.04.2001 at ₹ 6,61,579.00 (Rupees Six Lakh Sixty One Thousand Five Hundred Seventy Nine Only)
3. The Indexed Cost of Acquisition of Property under consideration as on 2022 – 23 is ₹ 21,89,826.00 (Rupees Twenty One Lakh Eighty Nine Thousand Eight Hundred Twenty Six Only) without any major Renovation & improvement after 2001.



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