PROFORMA INVOICE courier (Poitesh)

					3/11/20
Vastukala Consultants (I) Pvt Ltd	Invoice	No.		Dated	
B1-001,U/B FLOOR,	PG-32	07/23-24		1-Nov-23	
BOOMERANG, CHANDIVALI FARM ROAD,	Deliver			Mode/Term	s of Payment
ANDHERI-EAST 400072				AGAINST	REPORT
GSTIN/UIN: 27AADCV4303R1ZX	Referen	nce No. &		Other Refer	
State Name: Maharashtra, Code: 27	recerei	100 140. Q	Date.	Other recie	011000
E-Mail: accounts@vastukala.org	D	Oudes No		Datad	
Buyer (Bill to)	Buyers	Order No).	Dated	
ELICO PVT LTD					
B 90, APIE, SANATHNAGAR,	Dispato	h Doc No		Delivery No	te Date
Hyderabad, Telangana, 500018	00479	0/230331	4		
GSTIN/UIN : 36AAACE5140L1ZP	Dispato	hed throu	igh	Destination	
State Name : Telangana, Code : 36					
State Harris . Foldrigana, code : co	Terms	of Deliver	N/		
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SI			HSN/SAC		Amount
No				Rate	
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(Technical Inspection and Certification Services)				V	,
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-		Total	1		11,800.00
Amount Chargeable (in words)		J	1		E. & O.E
Indian Rupee Eleven Thousand Eight Hundre	od Only				
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HSN/SAC	\	Taxable		grated Tax	Total
007004	\	Value	Rate	Amount	Tax Amount
997224	7-4-1	10,000.			
	Total	10,000.	00	1,800.0	1,800.00
Tax Amount (in words): Indian Rupee One Thous	and Fight	Hundre	d Only		
maian kapoo ono moad	_		-		
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LEHELK-II	A/c No.	allie .	: 123105		
_ ,		IES Code			umbai & ICIC0001231
Remarks:		x 1F3 €00€	- MIG COON	y, Danura (C.), IVI	umbai & ICICUUU1231
"Mr. V. R. Bhatt (M/s. Elico Pvt. Ltd.) - Amalgamated	黑线线				
Commercial Office No. 228, 229 & 230, 2nd Floor,			9 4		
""Dadar Commercial Premises Co-Op. Soc. Ltd."",	28000		72.73		
Dadasaheb Phalke Road, Near Dadar Railway Statio		Alt Vision	31		
(C. Railway), Dadar (East), Mumbai – 400 014, State	·- (2007)		33		
Maharashtra, Country – India.	7.27		B.		
	E 130		101		
Company's PAN : AADCV4303R					
Declaration			** . "		
	UPI Virti	ual ID : va	stukala@id	ICI	
NOTE - AS PER MSME RULES INVOICE NEED TO	UPI Virti	ual ID : va			tants (I) Pvt Ltd
BE CLEARED WITHIN 45 DAYS OR INTEREST	UPI Virti	ual ID : va	for Vastu	kala Consul	ingreed by Aserona Nethard.
	UPI Virti	ual ID : va	for Vastu	ikala Consul Rathod	ingreed by Asmira Nethad.

This is a Computer Generated Invoice

MSME Registration No. - 27222201137





Authorised Signatory

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI / Bala Nagar Branch/ Mr. V. R. Bhatt (M/s. Elico Pvt. Ltd.) (4790/2303314) Page 2 of 25

Vastu/Mumbai/10/2023/4790/2303314 01/10-10-PRBS Date: 01.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Cornmercial Office No. 228, 229 & 230, 2nd Floor, "Dadar Commercial Premises Co-Op. Soc. Ltd.", Dadasaheb Phalke Road, Near Dadar Railway Station (C. Railway), Dadar (East), Mumbai – 400 014, State – Maharashtra, Country – India belongs to Mr. V. R. Bhatt (M/s. Elico Pvt. Ltd.).

Boundaries of the property.

North : Framroz Court Building

South : Hindtej Building

East : Dadasaheb Phalke Road

West : Railway Track

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 2,53,63,472.00 (Rupees Two Crore Fifty-Three Lakh Sixty-Three Thousand Four Hundred Seventy-Two Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar 9. Chalikwar DN: cn = Sharadkumar 8. Chalikwar, o= Vastuka Consultarns 0) Pvt. Ltd., o== Chilo. email=cmd = vastukala.org, c= N Date: 2023, 11.02 10:31:44 + 95'30'

Auth. Sign.



Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

State Bank of India Empanelment No.: SME/TCC/2021-22/86A/3

Encl: Valuation report.





Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

		xpress Limited	ORIGIN	DEST.		Download MyDTDC app
	Regd.Offic Bengaluri	e: No-3, Victoria Road 1 - 560047	POUCH NO.	DATE 7	11/22	
Non Negotiable Consignment i				nvoice will be made available by OTDC or it's channé	partger as the case may be, upon request.	
1 Sender's [Consignor] Name: \(\mathcal{U}\mathcal{Q}\)	fylang ph	consultr	Recipient's (Consignee) Name	plicopi	1	Available at select chies & pin codes
Company Name & Address:			Company Name & Address:			
m	F	71	Lompany Name a Address:	notes.	500018	
City: State:	Pil	V Code:	City:	State: F	IN Code:	
Sender's GSTIN*:		*Where Applicable	Recipient's GSTIN*:		*Where Applicable	
Nature of consignment () Dox	THOM DOX	tal Num Pcs:	4 Description of	Content Total Val	ue of consignment for carriage / E-Way bill	4
IM 1: L cm X B - cm X H		tual Wt.: k		-	4	1
IM 2: L cm X B cm X H	0.11.71	lumetric Wt.:	-	₹		
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not contain personal mail, ca		riff (incl. Of FSC + Taxes)	O .			4
contraband illegal drugs a		sk Surcharge 0	Consignment Number:	OF REPORT OF		1
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County Printers and County of the Parish and C	Ahove	charges are inclusive of BST & other taxes if applic	able	M2865	8004)
Signature & Seat -	Mode	of Payment: Cash Card Wallet		IVIZOUC	0004	Download MyOTDC app
	11	Booking Branch / Franchisee Co.	12	Owner		(A)
and understood terms & conditions ment note and I agree to the same.	me: AM/PM printed overleaf of	Courier Signatu	Risk Surcharge	Carrier		
://www.dtdc.in II c	ustomersupport	adtdc.com +91-	7305770577	SENDER COPY	March 2023	AND PERSONAL PROPERTY AND COMME

Terms & Conditions

use of the services provided by DTDC. Rights and liabilities of DTDC and the editricted to be carried in courier mode, contrabands or such commodities which agreement, oral or written. The Guidonier cyfilding listal be ddigs may ely ligons or 10, Items not acceptable for carriage. The Parties hereby disclare than the mode. These conditions subgrouds any other terms or conditions, and for purpose of carriage with normal care in handling consignments booked under this consignment note from and between specific claim any other terms, warrands, conditions or regrossistations relating for the "Consignment covered under this consignment note does not include any stricted arties are governed by the terms and conditions set out herein below and this can cause safety hazard as specified by the current edition of ATA Distrepulation. These conditions agoly to the carriage by DTDC, of the statutory authorities arising out of insufficiency of decuments or wrongs. single or multimodal transport. 9. Packing and Labelling. It is the sender's obligation to ensure allequate packing declaration.

localides within the territory of India by utilizing

erried of the Cension mentals a recipient at the destination.
b) OTDC means OTOC Express Limited. Distriery, means (undering of a Consignment to a recipient or intimation consequent to any delay in delivery

anstitutes a binding contract between DTDC and the Parties

for delivery and "Recipient" means the person or an organization entitled to any statutory, regulatory or security agencies. under a consignment note by the purises irrespective of the number of puckages, —establishments, certain government offices & high security zones, etc. DTDC shall "Freight" means the transportation charges alone, and it excludes 657 and provided as line. Shipment or Consignment mains a document or a non-document booked carries out drop-box deliveries such as to ministry offices, armed forces "Sender" means the person or organization rendering a Consignment to DTDC. Consignment handling points and/or at air/line security gates and/or on request by "Parties" means, and includes Sender & Recipient or their authorized competent authorities to open consignments at any time to inspect the contents of not be providing proof of delivery and the parties shall accept the information 13. DTDC shall not deliver Consignments to PO Box addresses. Wherever DTDC the Consignment as part of the acceptance process and/or at various DTDC 12. Inspection of cansignments, DTDC has the right at its option or at the request of

the sender insures the goods externally and choosing. Owner Risk and also 15. DTDC:Liability is in the custody of DTDC. "Declared value for Carriage" shall be applicable when parties or any other entity affected because of a delay. the purposes of unreloverable camega to an loss of Consignment while the same - damages, including out not limited to loss of income or profits or claims by the The Parties could make the Conspirated, Note its prepared wheely by the Uniform parties of the Conspiration of the Research of the Conspiration of "Declared value for carriage" shall mean the value assigned by the sender for Consignment, DTDC shall not be liable for any consequential or indirect losses or in the event of damage or loss or mis-delivery of a Consignment, the maximum 14. Limited liability for Delay: In the event of any delay in delivery of a

parties at the time of booking. The Parties shall remain solely liable for any 16. Risk Surcharge-Sender on by ... a UTICK shall acting as agent under the instruction of the Farties. sender declares a higher value as "declared value for carriage" and also pays the . The sender shall previde complete address of sender and recipient along with. The consignment note as "Owner Risk" and the applicable surchange thereof shall The consignment indite is issued strictly based on the declaration given by the Consignment. a) If the sender has availed of external insurance, the same shall. By declared on applicable Risk Surcharge thereof as "Carriers Risk" at the little of tendering the

consequences arising out of any false grivers right declaration

and its contents are binding on the Parties.

when the Consignment is at "Corrier Risk

any specific charges applicable for any value agges services.

value, curnmodity atc

will depend under an emergency product becambed. Ply gold is paid in the first direction for Complement is tract out of City in visual had prevent in our present of the company of the visual had prevent in our prevent of the company of the visual had prevent in our prevent of the company of the visual had prevent in the company of the visual networks and the company of the compa statutory bodies or Municipal or State/Central Government agencies with c) The Risk Surcharge for "Owner Risk" or "Carrier Risk" shall be calculated as .If any discrepancy in weight is found post acceptance of a Consignition 1, and if whichever is higher to in the mention durings or percentage of the Declared White for Carriege. To inspect position vehicles.

(i) The Period shall pay the insight and other Outgots of the decision of shaking or shakin

the actual weight or volumetric weight is greater than the declared weight, then - GST shall be applicable on the applicable Risk Surcharge. Entry-Tex efficial, etc., DTDC shall not be responsible for any consequential the DVC DTDC shall not accept Consignments having a DVC above Rs. 5,00,000°-1,00,000/- and between Rs. 1,00,001/- and Rs. 5,00,000/- the same shall be 0.1% of Declared Value for Carriage (DVC) whichever is higher up to a value of Rs. Under "Owner Risk" Minimum risk surcharge shall be Rs. 25/- or 0.2% of the

as, but not timited to, Sales Yax, 951Exclie Customo, Check-Post officials, Didrei, the differential applicable charges shall be collected from the Parties. respect to any Consignment during transit or at the time of delivery

. In the event of any Consignment being held up by any statutory authorises such

DTDC shall not be liable for any lots or damage to any such Consignment arising Consignment containing perishable articles having shell life of less than 7 days 11. Perishable Articles: Parties shall not lender for transportation an

18. All claims in respect of loss or damage of consignment shall be made within Rs. 100 while shipping such commodities requests received after this period shall not be entertained. Similarly freight period of 30 days from the date of tendering a Consignment to DTOC. Any claim indirect tosses or damages, because of loss of air damage to a Consignment If The "Declared Value for Carriage" must be less than or equal to the value;

Excise, Customs, Sales Tax, 95 Drunicipalities or any other authorities competent events such as sudden or planned read closures or traffic diversions during pringling carried out by any authorities or tax recovery agencies such as but not limited to direct control of OTDC. This also includes any routine or sudden inspections glections, rains, floods, fire, accidents or other natural calamities and any other failure is resulted from any Force Majeure conditions such as strikes, bandh 19. Freight Refund: The refund of freight shall not be entertained if a service lestivats, political ratues, reugious processions etc or any other reasons beyond

dates or for related of freque charges. Further the Parties agrees to make good under "General Res".

In DTC any issues occurred by DTC, in the time of fees and percentage or of by Under Corner Res" morning minks surcharge and in Ps. 50° or 2% of the DTC. Synophetic papers applicable above from the continuency containing prohibitors. 21. If the Parties do not take delivery of the Consignment or it remains charges within the stipulated time, the Parties shall be liable for payment of interest at the rate of 24% per annum. The freight invoices will be raised as per within the-credit period stipulated. In case of non-payment of freight and

RIS	RISK SURCHARGE CALCULATION CHAR	CALCULATION	CHART
1030	Declared Value for Value 1	for Carriage OR p. for Carriage, with	organisque of the 'Declared shever is higher
N 51 / E	Owner Risk	Carrier Risk	Nell Optoid fog any Risk Cover
010 7 50,000	0.2% or 7.25	2%	0
(0,000 to 7 1 Lakins	0.10%	2%	User has to select one option
Lakhis & 7.2 Lakhs	0.10%	181	Uppr has to select one option
Lakhs & F 10 Lakhs	0.10%	х	User has to select only owner
bove 7 f0 Lakhs		×	× ×

surcharge shall be calculated at 7% of the DVC. DTDC shall not accept whichever is lower Note at the time of tendering a Consignment to DTDC, DTDC's automatic liability d) In the absence of declaring "Declared Value for Carriage" on the Consignment Consignments having DVC above Rs. 2,00,000/- under "Carrier Risk" whichever is higher and between Rs. 1,00,001/- and Rs. 2,00,000/- of DVC interial shall be limited to a maximum of Rs. 100/- per Consignment or value of good

covered under "Carrier Risk". DTDC's liability shall be limited to a maximum; antiques etc. and commodities which are perishable in nature shall not glassware, and items of extra ordinary value such as crystata, paint el Fragile/breakable articles such as TV Sets, articles made of plass or porcelai

to restignal its dues.

refund requests shall not be entertained beyond 30 days from the date.

the agreed billing cycle in the service contract between the parties and DTDC

charges to DTDC. In case of the Consignment remain undelinered beyond 48 ums, then the DTDC shalf have the right to proceed with the sale of the goods munits from the date of tendering the Consignment for delivery for the first DTDC from time to time. If the Consignment is not received or claimed within invoice value per day will be charged or at such other rates as may be fixed to demurrage / warehouse charges at the rate of 0.1% of the Consignmen hours from the date of lendering the Consignment for delivery. the Parties shall still be liable to pay freight charges and all other dues and repacking is not possible resulting in non-delivery or the consignment is found terns or if the packaging of a Consignment is damaged to the extent this likely to cause damage to other goods or cause injury to individuals, then 1900

Consignment in its possession, custody or control for any pay invoices, way bills, delivery challen, stc. However, DTDC will extend whatsomer due from the Parties or from a owner of a Consignment an copies of such documents, whenever provisions are evaluable. reasonable cooperation to the Parties to help them to reconstruct dupli-DTDC on the ground of cluims arising out of reasons including loss of anyo 22. The Parties shall not be entitled to deduct/adjust/set off any amount our DTDC shall have a general lien lateng with Carrier's lien! o

channel partners or of its authorized agents. misteading statements/guidance from any employees of DTDs resulting out of situations, circumstances, emissions, errors, ta personally liable for any claims or liabilities arising out of service 24. Directors, consers, partners and share holders of DTDC sha arrising out of fransaction terreunder siers shall extend to irreight charges, dubes. & GSL or any other

Consignment under this agreement. arbitrators by mutual consent appointing a third arbitrator with the Parties and the CTDC appointing One arbitrator each an the Parties and DTDC are agreed to be referred to adjudication hereunder or regarding meaning or interpretation of these to hereunder or regarding the rights and obligations under 25. All disputes or differences or claims arising in respect of the C the exclusive jurisdiction to adjudicate all claims arising in arbitration shall be at BANGAL DRE only. Courts at Bangatore

26. The consignment note is not a tax invoice. A fax invoice to the case may?