



**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-3294/23-24</b>	Dated <b>8-Nov-23</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>BANK OF INDIA</b> BHIWANDI 255, Sonar Kasar Ali, Bhiwandi, Maharashtra Mumbai 421302 GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004901/2303432</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
				<b>CGST 225.00</b>
				<b>SGST 225.00</b>
	Total			<b>2,950.00</b>

*Disc. 911123 m28772356.*

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**


*Think.Innovate.Create*

Remarks:  
 004901/2303432 Mr. Mahendra Punaram Kumhar  
 Residential Flat No. 602, 6th Floor, Wing - A, "Om Sai Residency Co-Op. Hsg. Soc. Ltd.", Brahmin Ali, Village - Bhiwandi, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 308, State - Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

Declaration  
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

Company's Bank Details  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6<sup>th</sup> Floor, Wing - A, "Om Sai Residency Co-Op. Hsg. Soc. Ltd.", Brahmin Ali, Village - Bhiwandi, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 308, State - Maharashtra, Country - India belongs to **Mr. Mahendra Punaram Kumhar**.

Boundaries of the property

North	: Yashoda Apartment
South	: Poonam Apartment
East	: Brahmin Ali Road
West	: Bombai Wala Saraf Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 45,33,408.00 (Rupees Forty Five Lakh Thirty Three Thousand Four Hundred Eight 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar**

**B. Chalikwar**

**Director**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.11.09 09:56:49 +05'30'

Think.Auth.Sign.Create



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

Encl.: Valuation report



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

**Our Pan India Presence at :**

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

**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



**DTDC Express Limited**  
 Regd. Office: No-3, Victoria Road  
 Bengaluru - 560047

**ORIGIN**

**DEST.**

**POUCH NO.**

**DATE**

9/11/23

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**Non Negotiable Consignment Note / Subject to Bengaluru Jurisdiction.**

The consignment note is not a tax invoice. A tax invoice will be made available by DTDC or its channel partner as the case may be, upon request.

**1** Sender's (Consignor) Name: \_\_\_\_\_ Ph: \_\_\_\_\_  
 Company Name & Address: Vasubaru  
 City: \_\_\_\_\_ State: KA PIN Code: \_\_\_\_\_  
 Sender's GSTIN\*: \_\_\_\_\_ \*Where Applicable

**2** Recipient's (Consignee) Name: \_\_\_\_\_ Ph: \_\_\_\_\_  
 Company Name & Address: Shehal  
 City: Channarayana State: KA PIN Code: 560002  
 Recipient's GSTIN\*: \_\_\_\_\_ \*Where Applicable

**3** Nature of consignment  Dox  Non-Dox  Total Num Pcs: \_\_\_\_\_  
 DIM 1: L \_\_\_\_\_ cm X B \_\_\_\_\_ cm X H \_\_\_\_\_ cm X \_\_\_\_\_ Pcs Actual Wt.: \_\_\_\_\_ kg  
 DIM 2: L \_\_\_\_\_ cm X B \_\_\_\_\_ cm X H \_\_\_\_\_ cm X \_\_\_\_\_ Pcs Volumetric Wt.: \_\_\_\_\_ kg  
 DIM 3: L \_\_\_\_\_ cm X B \_\_\_\_\_ cm X H \_\_\_\_\_ cm X \_\_\_\_\_ Pcs Chargeable Wt.: \_\_\_\_\_ kg

**4** Description of Content \_\_\_\_\_ Total Value of consignment for carriage / E-Way bill  
 ₹ \_\_\_\_\_

**5** Paper Work Enclosures \_\_\_\_\_

**6** Type of consignment  Commercial  Non Commercial  **7** Value Added Services Not Available  CN Expiry Date \_\_\_\_\_

**10** I/We declare that this consignment does not contain personal mail, cash, jewellery, contraband, illegal drugs, any prohibited items and commodities which can cause safety hazards while transporting

9	Charges	Amount(₹)
a)	Tariff (Incl. Of FSC + Taxes)	
b)	Risk Surcharge	60
c)	Total amount (a+b)	

**8** Mode  Surface  Air Cargo  Express   
 Consignment Number: M28772356

Sender's Signature & Seal \_\_\_\_\_  
 Date: \_\_\_\_\_ Time: \_\_\_\_\_ AM/PM  
 I have read and understood terms & conditions printed overleaf of this consignment note and I agree to the same.

Above charges are inclusive of GST & other taxes if applicable  
 Mode of Payment: Cash  Card  Wallet   
**11** Booking Branch / Franchisee Code \_\_\_\_\_  
 Courier Signature \_\_\_\_\_

**12** Risk Surcharge  
 Owner \_\_\_\_\_  
 Carrier \_\_\_\_\_

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## Terms & Conditions.

**Applicability:** These conditions apply to the carriage by DTDC of the Commissions covered under this Commission Note from and between specific locations within the territory of India by utilizing single or multimodal transport modes. These conditions supersede any other terms or conditions, and agreement, oral or written. The Customer confirms that he does not rely upon or claim any other terms, warrants, conditions or representations relating to the use of the services provided by DTDC. Rights and liabilities of DTDC and the Parties are governed by the terms and conditions set out herein below and this constitutes a binding contract between DTDC and the Parties.

**Definitions:**  
 a) **Delivery:** means tendering of a Commission to a recipient or submission about receipt of the Commission to a recipient at the destination.  
 b) **DTDC:** means DTDC Express Limited.  
 c) **Parties:** means and includes **Sender & Recipient** or their authorized representatives.  
 d) **Sender:** means the person or organization tendering a Commission to DTDC.  
 e) **Delivery and Recipient:** means the person or an organization entitled to receive the Commission.  
 f) **Shipment or Commission:** means a document or a non document based letter or a commission note by the parties irrespective of the number of packages, boxes, commodity etc.  
 g) **Freight:** means the transportation charges alone, and it excludes GST and specific charges applicable for any value added services.

**Declared value for carriage:** shall mean the value assigned by the sender for the purposes of non-recoverable damage to or loss of Commission while the same is in the custody of DTDC. Declared value for Carriage shall be applicable when the sender insures the goods internally and choosing "Owner Risk" and also when the Commission is a "Carrier Risk".

1. The Parties confirm that this Commission Note is prepared either by the sender or by a DTDC staff acting as agent under the instruction of the Parties and its contents are binding on the Parties.  
 2. The Commission note is issued strictly based on the declaration given by the parties at the time of booking. The Parties shall remain solely liable for any consequences arising out of any false or wrongful declaration.

3. The sender shall provide complete address of sender and recipient along with valid contact telephone numbers and correct Postal Index Number (PIN code) for any service failure arising out of any defect in such details shall be at the sole responsibility & risk of the parties.

4. The Parties agree that the services undertaken by the DTDC under this Commission Note are conditional on the Parties making payment of freight and all other charges payable in respect of the Commission.

5. The Parties shall pay all such payments as may be required to be made to regulatory bodies or Municipal or State/Central Government agencies with respect to any Commission during transit or at the time of delivery.

6. Any discrepancy in weight is found post acceptance of a Commission, and if the actual weight or volumetric weight is greater than the declared weight, then the differential applicable charges shall be collected from the Parties.

7. In the event of any Commission being held up by any statutory authorities such as, but not limited to, Sales Tax, GST, Customs, Check Post officials, District, Entry Tax officials, etc. DTDC shall not be responsible for any consequential losses, or for refund of freight charges. Further, the Parties agree to make good to DTDC any losses incurred by DTDC in the form of fines and penalties levied by

statutory authorities arising out of insufficiency of documents or wrongful declaration.

8. **Packing and Labeling:** It is the sender's obligation to ensure adequate packing for purposes of carriage with normal care in handling.

9. **Items not acceptable for carriage:** The Parties hereby declare that the Commission covered under this Commission Note does not include any articles restricted to be carried in courier mode, contrabands or such commodities which can cause safety hazards as specified by the current edition of IATA DG requirements.

10. **Perishable Articles:** Parties shall not tender for transportation any Commission containing perishable articles having shelf life of less than 7 days. DTDC shall not be liable for any loss or damage to any such Commission arising consequent to any delay in delivery.

11. **Inspection of commission:** DTDC has the right at its option or at the request of competent authorities to open Commissions at any time to inspect the contents of the Commission as part of the acceptance process and/or at various DTDC Commission handling points and/or at airline security gates and/or at an request by any statutory, regulatory or authority agencies.

12. **DTDC shall not deliver Commission to PO Box addresses.** Wherever DTDC carries out drop-off deliveries such as in ministry offices, armed forces establishments, certain government offices & high security zones, etc. DTDC shall not be providing proof of delivery and the parties shall accept the information provided as final.

13. **Limited liability for Delay:** In the event of any delay in delivery of a Commission, DTDC shall not be liable for any consequential or indirect losses or damages, including but not limited to loss of income or profits or claims by the parties or any other entity affected because of a delay.

14. **DTDC Liability:** In the event of damage to or loss of this delivery of a Commission, the maximum liability assumed by DTDC as a Recipient is limited to Rs. 100 unless the sender declares a higher value as "Declared value for carriage" and also marks the applicable Risk Surcharge thereof as "Carrier Risk" at the time of tendering the Commission.

15. **Risk Surcharges:** If the sender has availed of external insurance, the same shall be declared on the commission note as "Owner Risk" and the applicable surcharge thereof shall be paid at the time of tendering the Commission. In such cases DTDC is to issue the "COF - Certificate of Facts" if the Commission gets damaged or lost while in transit. In cases of external insurance by the Parties, in the event of receiving of sum amount or any part thereof from the insurers, the Parties agree not to subrogate their rights in favor of the insurers.

16. **Carrier Risk:** If the sender opts for transportation of commission as "Carrier Risk", then the sender shall pay Risk Surcharge in accordance with the rates mentioned below of the Risk Surcharge for "Owner Risk" or "Carrier Risk" shall be calculated as per the minimum charges or percentage of the Declared Value for Carriage, whichever is higher.

17. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the Declared Value for Carriage (DVC) whichever is higher up to a value of Rs. 1,00,000/- and between Rs. 1,00,001/- and Rs. 5,00,000/- the same shall be 0.1% of the DVC. DTDC shall not accept Commissions having a DVC above Rs. 5,00,000/- under "Owner Risk".

18. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

19. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

20. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

21. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

22. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

23. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

24. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

RISK SURCHARGE CALCULATION CHART			
Declared Value for Carriage	Declared Value for Carriage OR percentage of the Declared Value for Carriage whichever is higher		
	Owner Risk	Carrier Risk	Not Opted for any Risk Cover
0 to ₹ 50,000	0.2% or ₹ 25	2%	0
₹ 50,000 to ₹ 1 Lakh	0.10%	2%	User has to select one option
₹ 1 Lakh & ₹ 2 Lakh	0.10%	1%	User has to select one option
₹ 2 Lakh & ₹ 10 Lakh	0.10%	1	User has to select only carrier
Above ₹ 10 Lakh	0	0	0

25. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

26. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

27. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

28. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

29. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

30. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

31. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

32. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

33. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

34. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

35. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

36. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

37. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

38. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

39. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

40. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

41. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

42. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

43. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

44. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

45. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

46. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

47. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

48. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

49. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

50. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC

51. **Owner Risk:** Minimum risk surcharge shall be Rs. 25/- or 0.2% of the DVC

52. **Carrier Risk:** Minimum risk surcharge shall be Rs. 50/- or 2% of the DVC