

## Tax Invoice

<b>VASTUKALA CONSULTANTS (I) PVT LTD</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST MUMBAI-400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. <b>MUM/2324/MAR/007</b>	Dated <b>2-Mar-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>BYDESIGN INDIA PRIVATE LIMITED</b> 43, VELANKANI CAMPUS, ELECTRONIC CITY PHASE I, HOSUR ROAD, Bengaluru Urban, Karnataka, 560100 GSTIN/UIN : 29AABC5845J1ZE State Name : Karnataka, Code : 29	Buyer's Order No.	Dated
	Dispatch Doc No. <b>006026/007331/007332</b>	Delivery Note Date
	Dispatched through <b>2305270/2305273/2305274</b>	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>60,000.00</b>
	<b>IGST</b>			<b>10,800.00</b>
	<b>Total</b>			<b>₹ 70,800.00</b>

D.D.C. (213124)  
M40642682.  
3 Report.


Amount Chargeable (in words) E. & O.E  
**Indian Rupee Seventy Thousand Eight Hundred Only**

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	60,000.00	18%	10,800.00	10,800.00
<b>Total</b>	<b>60,000.00</b>		<b>10,800.00</b>	<b>10,800.00</b>

Tax Amount (in words) : **Indian Rupee Ten Thousand Eight Hundred Only**

Company's Bank Details  
 Bank Name : **STATE BANK OF INDIA**  
 A/c No. : **32632562114**  
 Branch & IFS Code: **MIDC Andheri (East) & SBIN0007074**

**Remarks:**  
 006026/2305270,0073312305273,007332/2305274  
 1) M/S BY DESIGN Industrial Gala Nos. 1, 2, 3, 11, 12, 13, 15, 16, 17, 18, 23, 25, 29, 30, 37 and 38A on Ground, 1st and 2nd Floor, 2) Velankani holdings pvt ltd Industrial Gala Nos. 7, 14, 21 on Ground & 1st Building A, 3) EZE Business Solutions Pvt Ltd Industrial Gala No. 27 on 1st Floor Building A, Shanti Niketan, "Mount Industrial Estates", Village - Marol, Andheri (East), Mumbai - 400 059, 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



UPI Virtual ID : Vastukala Consultants (I) Pvt.Ltd

Customer's Seal and Signature for **VASTUKALA CONSULTANTS (I) PVT LTD**

ASMITA JAYSING RATHOD  
Digitally signed on 02-03-2024 11:06:22  
Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Industrial Gala Nos. 7, 14, 21 on Ground & 1st Building A, Shanti Niketan, "**Mount Industrial Estates**", Village – Marol, Andheri (East), Mumbai – 400 059, State – Maharashtra, Country – India belongs to **Velankani Holdings Pvt. Ltd.**

### Boundaries of the property

North	:	Marol CHS Road
South	:	Sneha Sagar Building
East	:	Marol Industrial Estate
West	:	Kanakia Seven

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 **₹ 4,76,47,050.00 (Rupees Four Crore Seventy-Six Lakh Forty-Seven Thousand Fifty 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.02 12:20:54 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.



### Our Pan India Presence at :

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

Regd. Office : B1-001, 11/B Floor, Boomerang,  
Chandivli Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 27 on First floor, Building A, Shanti Niketan, "Mount Industrial Estates", Village – Marol, Andheri (East), Mumbai – 400 059, State – Maharashtra, Country – India belongs to **EZE Business Solution Pvt Ltd.**

### Boundaries of the property

North	:	Marol CHS Road
South	:	Sneha Sagar Building
East	:	Marol Industrial Estate
West	:	Kanakia Seven

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 **₹ 1,32,74,800.00 (Rupees One Crore Thirty-Two Lakh Seventy-Four Thousand Eight Hundred 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.02 12:33:29 +05'30'

Auth. Sign.



DTDC (213124)  
M40462682



www.vastukala.org

### 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





## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala Nos. 1, 2, 3, 11, 12, 13, 15, 16, 17, 18, 23, 25, 29, 30, 37 and 38A on Ground, 1st and 2nd Floor, Building A, Shanti Niketan, "Mount Industrial Estates", Village – Marol, Andheri (East), Mumbai – 400 059, State – Maharashtra, Country – India belongs to **M/s. Bydesign India Pvt. Ltd.**

### Boundaries of the property

North	:	Marol CHS Road
South	:	Sneha Sagar Building
East	:	Marol Industrial Estate
West	:	Kanakia Seven

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 **₹ 22,37,75,200.00 (Rupees Twenty-Two Crore Thirty-Seven Lakh Seventy-Five Thousand Two Hundred 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.02 12:21:41 +05'30'

Auth. Sign.



Dr. D. C. (213124)  
M40962687



www.vastukala.org

### 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**

21/3/24

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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: vas tukala  
 Company Name: \_\_\_\_\_  
 State: \_\_\_\_\_ PIN Code: m-72

**2** Recipient's (Consignee) Name: \_\_\_\_\_  
 Company Name & Address: Nag Raj H Venakeri  
 State: Bangalore PIN Code: \_\_\_\_\_

Sender's GSTIN\*: \_\_\_\_\_

Recipient's GSTIN\*: Bangalore

<b>3</b> Nature of consignment <input checked="" type="checkbox"/> Dox <input type="checkbox"/> Non-Dox <input type="checkbox"/>	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: 560100  
 Total Value of consignment for carriage / E-Way bill: ₹ .

**Paper Work Enclosures**

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

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

<b>9</b> Charges	Amount (₹)
a) Tariff (incl. Of FSC + Taxes)	<u>1601</u>
b) Risk Surcharge	
c) Total amount (a+b)	

**8** Mode  Surface  Air Cargo  Express

Consignment Number: M40462687

Signature & Seal: \_\_\_\_\_  
 Timer: \_\_\_\_\_ AM/PM  
 I understand terms & conditions printed overleaf of 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 consignments booked under this engagement letter from and between specific locations within the territory of India by utilizing single or multi-modal transport mode. These conditions shall apply, in any other terms, or conditions, and agreement, oral or written. The Customer confirms that he does not rely upon or claim any other terms, conditions, obligations or representations relating to the work 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 the carrier's liability contract between DTDC and the Parties.

1. Definitions.  
 a) "Delivery" means tendering of a Consignment to a recipient or acknowledgment of arrival of the Consignment 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 Consignment to DTDC for delivery and "Recipient" means the person to whom a consignment is to be delivered.  
 e) "Shipment" or "Consignment" means a document or a set of documents booked under a consignment note by the parties in respect of the number of packages, value, commodity etc.

5. "Freight" means the transportation charges, and it excludes GST and any specific charges applicable for any value added services.  
 6. "Declared value for carriage" shall mean the value assigned by the sender for the purpose of insurable damage in loss of Consignment while the same is in the custody of DTDC. "Declared value for Carriage" shall be applicable when the sender insures the goods externally and choosing "Carrier Risk" and also when the Consignment is at "Carrier Risk".  
 7. The Parties confirm that this Consignment Note is prepared either by the Sender or by a DTDC staff acting as agent under the instructions of the Parties and contents are binding on the Parties.

7. The consignment 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.  
 8. The sender shall provide complete address of sender and recipient along with valid contact telephone numbers and correct Postal Index Number (PIN) code. Any service failure arising out of an error in such details shall be at the sole responsibility of the Parties.

9. The Parties agree that the services under this DTDC under the Consignment Note shall be subject to the following conditions:  
 a) All other charges applicable subject to GST. Consignment Note.  
 b) The Parties shall not be liable for any delay or loss of goods to be made in statutory bodies or Municipal or State/Central Government agencies with respect to any Consignment being treated or at the time of delivery.  
 c) If any discrepancy in weights is found post acceptance of a Consignment and if the actual weight or volume's weight is greater than the declared weight, then the differential applicable charges shall be collected from the Parties.

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

statutory authorities arising out of any loss or damage to the consignment or wrongful declarations.

11. Packing and Labeling. It is the sender's responsibility to ensure adequate packing for purpose of carriage with normal care in handling.  
 12. Items not acceptable for carriage. The Parties hereby declare that the Consignment covered under the consignment note does not include any articles prohibited to be carried in a courier mode, commodities and such commodities which can cause safety hazard as specified by the current national (IATA) regulations.  
 13. Perishable Articles. Parties shall not tender for transportation any Consignment containing perishable articles having shelf life of less than 7 days. DTDC shall not be liable for any loss or damage to such Consignment arising consequent to any such restriction.

14. Inspection of consignment. DTDC has the right to inspect or at the request of competent authorities to open consignments at any time to inspect the contents of the Consignment as part of the acceptance process and/or at written DTDC Discretion handling goods and/or in the security gates and/or from courier by any statutory, regulatory or security agencies.

15. DTDC shall not deliver Consignments to PO Box addresses. Warning DTDC carries out drop-fee deliveries, such as to mobility offices, armed forces establishments, certain government offices & high security areas etc. DTDC shall not be providing goods of delivery and the parties shall accept the information provided as final.

16. Limited liability for Delay. In the event of any delay in delivery of a Consignment, DTDC shall not be liable for any consequential or indirect losses or damages, including but not limited to loss of interest or profits or claims by the Parties or any other entity, suffered because of a delay.

17. DTDC liability. In the event of damage or loss or any delivery of a Consignment, the maximum liability assumed by DTDC on a consignment is limited to Rs. 100 when the sender declares a higher value as "Declared value for carriage" and also pays the applicable Risk Surcharge thereof as "Carrier's Risk" at the time of tendering the Consignment.

18. Risk Surcharges. If the sender has advised of external insurance, the same shall be declared on the consignment note as "Carrier Risk" and the applicable surcharge thereon shall be paid at the time of tendering the Consignment. In such cases, DTDC shall issue the "COF - Certificate Of Facts" if the Consignment gets damaged or lost while in transit. In cases of external insurance by the Parties, in the event of receiving of claims amount or any part thereof from the insurers, the Parties agree not to subrogate their rights to insurer or the insurers.

19. If the sender opts for transportation of consignment at "Carrier Risk" then the sender shall pay Risk Surcharge in accordance with the respective schedule below. If the Risk Surcharge for "Carrier Risk" or "Carrier Risk" shall be calculated as per the minimum charges or percentage of the Declared Value for Carriage, whichever is higher.

20. GST shall be applicable on the applicable Risk Surcharge. Under "Carrier Risk" minimum risk surcharge shall be Rs. 25/- or 2% of the Declared Value for Carriage (DVC) whichever is higher up to a value of Rs. 1,00,000/- and between Rs. 1,00,000/- and Rs. 1,00,000/- the rate shall be 0.7% of the DVC. DTDC shall not accept Consignments having a DVC above Rs. 1,00,000/- under "Carrier Risk" minimum risk surcharge shall be Rs. 50/- or 2% of the DVC,

### RISK SURCHARGE CALCULATION CHART

Declared Value for Carriage OR percentage of the Declared Value for Carriage - whichever is higher	Declared Value for Carriage - whichever is higher		
	Carrier Risk	Carrier Risk	Not applicable for any Risk Cover
0 to ₹ 50,000	2%	2%	
₹ 50,000 to ₹ 1 Lakh	2%	2%	Over 100% to 1000%
₹ 1 Lakh to ₹ 2 Lakh	0.70%	1%	Over 100% to 1000%
₹ 2 Lakh to ₹ 10 Lakh	0.70%	1%	Over 100% to 1000%
Above ₹ 10 Lakh	0.70%	1%	Over 100% to 1000%

whichever is higher and between Rs. 5,00,000/- and Rs. 1,00,000/- of DVC the risk surcharge shall be calculated at 1% of the DVC. DTDC shall not accept Consignments having DVC above Rs. 2,00,000/- under "Carrier Risk". In the absence of declaring "Declared Value for Carriage" on the Consignment Note at the time of tendering a Consignment to DTDC, DTDC's maximum liability shall be limited to a maximum of Rs. 100/- per Consignment or value of goods whichever is lower.

21. Fragile/Perishable articles such as TV Sets, articles made of glass or porcelain, glassware, and items of extra ordinary value such as crystals, paintings, antiques etc., and commodities which are perishable in nature shall not be covered under "Carrier Risk". DTDC's liability shall be limited to a maximum of Rs. 100/- under shipping such commodities.  
 If the "Declared Value for Carriage" must be less than or equal to the value of goods.

22. It is agreed that in any event DTDC shall not be liable for any consequential or indirect losses or damages, because of loss of or damage to a Consignment.  
 23. All claims in respect of loss or damage of consignment shall be made within a period of 30 days from the date of tendering a Consignment to DTDC. Any claim returned received after this period shall not be entertained. Similarly freight refund requests shall not be entertained beyond 30 days from the date of shipping.

24. Freight Refund: The refund or freight shall not be entertained if a carriage failure is resulted from any Force Majeure conditions such as strikes, lockouts, accidents, riots, floods, fire, accidents or other natural calamities and any other events such as collisions or accidents road closures or traffic diversions during festivals, political rallies, religious processions or by any other reasons beyond direct control of DTDC. This also includes any strikes or rallies, inspections carried out by any authorities or the regulatory agencies such as but not limited to Excise, Customs, Sales Tax, GST and any other authorities competent to inspect goods or vehicles.

25. The Parties shall pay the freight and other charges at the time of booking or within the credit period stipulated. In case of non-payment of freight and charges within the stipulated time, the Parties shall be liable for payment of interest at the rate of 24% per annum. The freight amount will be raised as per the agreed billing cycle in the service contract between the parties and DTDC.

26. If the Parties do not take delivery of the Consignment or it remains undelivered but is any reason such as wrong or incomplete address or refusal to recipient to pay any applicable duties, taxes, charges or containing prohibited

items or if the Parties fail to provide the correct address for delivery, the Parties shall be liable to pay freight charges. In the event that the Parties fail to take delivery of the Consignment within the stipulated period, the Parties shall be liable to pay freight charges. In the event that the Parties fail to take delivery of the Consignment within the stipulated period, the Parties shall be liable to pay freight charges. In the event that the Parties fail to take delivery of the Consignment within the stipulated period, the Parties shall be liable to pay freight charges.

27. The Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice. In the event of any other rates as may be fixed by DTDC, the Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice. In the event of any other rates as may be fixed by DTDC, the Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice.

28. The Parties shall be entitled to deduct a portion of any amount due to DTDC in the event of claims arising out of services including claim of any amount due to DTDC in the event of claims arising out of services including claim of any amount due to DTDC in the event of claims arising out of services including claim of any amount due to DTDC.

29. The Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice. In the event of any other rates as may be fixed by DTDC, the Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice.

30. The Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice. In the event of any other rates as may be fixed by DTDC, the Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice.

31. The Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice. In the event of any other rates as may be fixed by DTDC, the Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice.

32. The Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice. In the event of any other rates as may be fixed by DTDC, the Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice.

33. The Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice. In the event of any other rates as may be fixed by DTDC, the Parties shall be liable to pay freight charges at the rate of 0.7% of the Consignment Invoice.