

Tax Invoice

VASTUKALA CONSULTANTS (I) PVT LTD B1-001,U/B FLOOR,BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. MUM/2324/FEB/003	Dated 2-Feb-24
Buyer (Bill to) ASHOK PURUSHOTTAM NAIK Residential Flat No. 3493, Basement Floor, Building No 100, Neharu Nagar, Village - Kurla, Kurla East, Mumbai, State - Maharashtra, India State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 06672/2304794	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				₹ 5,900.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

Tax Amount (in words) **Indian Rupee Nine Hundred Only**

Remarks:

006672/2304794 Mr. Ashok Purushottam Naik, Smt. Anamika Chandrakant Revankar, Mr. Kishore Purushottam Naik & Mr. Sameer Ramakant Naik - Residential Flat No. 3493, 1st Floor, B Wing, Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.", Nehru Nagar, Village - Kurla, Kurla (East), Mumbai - 400 024, 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**
 A/c No. : **123105000319**
 Branch & IFS Code: **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@ICICI

Customer's Seal and Signature

for VASTUKALA CONSULTANTS (I) PVT LTD

ASMITA JAYSING RATHOD

Digitally signed on 02-02-2024 11:27:47

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 Residential Flat No. 3493, 1st Floor, B Wing, Building No. 100, "**Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.**", Nehru Nagar, Village - Kurla, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India belongs to **Mr. Ashok Purushottam Naik, Smt. Anamika Chandrakant Revankar, Mr. Kishore Purushottam Naik & Mr. Sameer Ramakant Naik.**

Boundaries of the property.

North : Nehru Nagar Road
South : Building No. 101 - Nilgiri CHSL
East : Shop No. 166
West : Internal Road

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 and Fair Market Value for **Private Purpose** at ₹ 88,02,000.00 (**Rupees Eighty Eight Lakh Two Thousand 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.

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: 2024.02.02 11:37:37 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
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, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

INVOICE

Courier -
Akshaf.

SHARADKUMAR B CHALIKWAR Ackruti Star ,1st Floor,121 Central Road, MIDC, Andheri (E), Mumbai State Name : Maharashtra, Code : 27	Invoice No. 23-24/FEB/01	Dated 2-Feb-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) ASHOK PURUSHOTTAM NAIK Residential Flat No. 3493, Basement Floor, Building No 100, Neharu Nagar, Village - Kurla, Kurla East, Mumbai, State - Maharashtra, India State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 006493/2304795	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES DTDC M40052465 Courier dt -> 3/2/24		0 %	7,500.00
Total				₹ 7,500.00

Amount Chargeable (in words)

Indian Rupees Seven Thousand Five Hundred Only

E. & O.E

Remarks:

006493/2304795 Mr. Ashok Purushottam Naik, Smt. Anamika Chandrakant Revankar, Mr. Kishore Purushottam Naik & Mr. Sameer Ramakant Naik - Residential Flat No. 3493, 1st Floor, B Wing, Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.", Nehru Nagar, Village - Kurla, Kurla (East), Mumbai - 400 024, State - Maharashtra, Country - India

Company's PAN : **AEAPC0117Q**

Company's Bank Details

Bank Name **STATE BANK OF INDIA**

A/c No. **10537702176**

Branch & IFS Code: **APMC BRANCH NANDED & SBIN0005935**



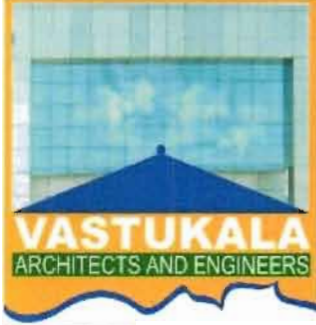
UPI Virtual ID : **942217100@OKBIZAXIS**

Customer's Seal and Signature

for **SHARADKUMAR B CHALIKWAR**

Authorised Signatory

This is a Computer Generated Invoice



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

Regd. Office :
28, Stadium Complex, Nanded - 431 602 (MS) India

Tel. : +91-2462-244288
Fax : +91-2462-239909
E-mail : nanded@vastukala.org
cmd@vastukala.org

Sharadkumar B. Chalikwar

B.E. (Civil), M.E.,
M.Sc. (Real Estate Valuation)
M.Sc. (Plant & Machinery Valuation),
M.I.C.A., M.I.W.R.S.,
Chartered Engineer, Registered Valuer

CE : AM054371-6
FIE : F 110926/6
FIV : 9863
CCIT : [N] CCIT/14/52/2008 09
IBBI : IBBI/RV/07/2019/11744

Aurangabad Office : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.
Tel.: +91-0240-2485151, Mobile : +91 9167204062, +91 9860863601, E-mail : aurangabad@vastukala.org

Valuation Report Prepared For: Capital Gain / Mr. Ashok Purushottam Naik (6493/2304795)

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Vastu/Mumbai/02/2024/6493/2302944
02/03-17-VS
Date: 02.02.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3493, 1st Floor, B Wing, Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.", Nehru Nagar, Village - Kurla, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India was belonged to **Mr. P. M. Naik** which was allotted to him by MHADA. After his death the property transferred in the name of Smt. Manorama Purushottam Naik as per Share Certificate No. 13 dated 14.01.2019, after her death further transferred as on 30.04.2023 in the name of Mr. Ashok Purushottam Naik, Smt. Anamika Chandrakant Revankar, Mr. Kishore Purushottam Naik & Smt. Kusum Ramakant Naik. After death of Smt. Kusum Ramakant Naik, the property transferred in her legal heir Mr. Sameer Ramakant Naik.

Boundaries of the property.

North : Nehru Nagar Road
South : Building No. 101 - Nilgiri CHSL
East : Shop No. 166
West : Internal Road

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 ₹ 9,39,185.00 (Rupees Nine Lakh Thirty Nine Thousand One Hundred Eighty Five Only).
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ 32,68,364.00 (Rupees Thirty Two Lakh Sixty Eight Thousand Three Hundred Sixty Four Only) without any major Renovation & improvement after 2001.





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

ORIGIN

DEST.

POUCH NO.

DATE

3/2/24

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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: Vashtukata Concrete Ph: _____
 Company Name & Address: _____

2
 Recipient's (Consignee) Name: ASHOK PURUSHOTH Ph: _____
 Company Name & Address: _____

City: _____ State: _____ PIN Code: m-72
 Sender's GSTIN*: _____ *Where Applicable

City: Malkapur State: Pune PIN Code: _____
 Recipient's GSTIN*: _____ *Where Applicable

3	Nature of consignment (✓) <input 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: 411038
 Total Value of consignment for ₹ 110/- / 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	
c)	Total amount (a+b)	

8 Mode (✓) Surface Air Cargo Express
 Consignment Number:
M40052465

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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Available at select cities & pin codes

Terms & Conditions.

Applicability: These conditions apply to air carriage by DTDC of the consignments booked under this consignment note from and between specific locations within the territory of India by utilizing single or multimodal transport mode. These conditions supersede any other terms or conditions, and agreement, oral or written. The Customer confirms that he does not rely upon such any other terms, warranties, 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 consignment note shall constitute a binding contract between DTDC and the Parties.

1. Definitions
 - a) "Owner" means the holder of a Consignment to a recipient or who is authorized agent of the Consignment for 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 Consignment to DTDC for delivery and "Recipient" means the person or an organization entitled to receive the Consignment.
 - e) "Shipment" or "Consignment" means a consignment to be delivered booked under a consignment note by the carrier's initiative of the number of packages, weight, commodity etc.
 - f) "Freight" means the transportation charges alone, and it excludes GST and any specific charges applicable for any value added services.
 - g) "Declared value for carriage" shall mean the value assigned by the sender for the purpose of whatever is the damage or 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 "Owner Risk" and also when the Consignment is of "Carrier Risk".
 - h) The Parties confirm that this Consignment 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.
 - i) 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.
 - j) The sender shall provide complete address of sender and recipient along with mobile contact telephone numbers and correct Postal Index Number (PIN code) for vehicle failure arising out of any defect in such details shall be at the sole responsibility of the sender.
 - k) The Parties agree that the services undertaken by the DTDC under this Consignment Note are conditional on the Parties' consent payment of freight and other charges payable in respect of the Consignment.
 - l) The Parties shall pay all such payments as may be required to be made to statutory bodies or Municipal or State or Central Government agencies with respect to any Consignment during transit or at the time of delivery.
 - m) Any discrepancy in weight is found post acceptance of a Consignment, 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.
 - n) In the event of any Consignment being held up by any statutory authorities such as, but not limited to, Sales Tax or Excise, Customs, Check-Post officials, Outlets, 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.

9. Packing and Labeling: It is the sender's obligation to ensure adequate packing for purpose of carriage with normal care in handling.
10. Items not acceptable for carriage: The Parties hereby declare that the Consignment covered under this consignment note does not include any articles restricted to be carried in courier mode, contrabands or such commodities which can cause safety hazard as specified by the current edition of IATA DGR regulations.
11. 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 any such Consignment arising consequent to any delay in delivery.
12. Inspection of consignment: DTDC has the right at its option 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 various DTDC Consignment handling points and/or at airline security gates and/or on request by any statutory, regulatory or security agencies.
13. DTDC shall not deliver Consignments to PO Box addresses. Whenever DTDC carries out drop-off deliveries, such as to 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 true.
14. 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 income or profits or claims by the beneficiary or other entity affected because of a delay.
15. DTDC Liability
 - a) In the event of damage or loss or mis-delivery of a Consignment, the maximum liability assumed by DTDC on a Consignment is limited to Rs. 100 unless the sender declares a higher value as "declared value for carriage" and also pays the applicable Risk Surcharges thereof as "Carrier's Risk" at the time of tendering the Consignment.
 - b) Risk Surcharges
 - i) If the sender has availed of external insurance, the same shall be declared on the consignment note as "Owner Risk" and the applicable surcharge thereon shall be paid at the time of tendering the Consignment in such cases DTDC to 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 claim amount or any part thereof from the insurers, the Parties agree not to subrogate their rights in favour of the insurers.
 - ii) If the sender opts for transportation of consignment at "Carrier Risk" then the sender shall pay Risk Surcharge in accordance with the rates mentioned below.
 - c) 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.
 - i) GST shall be applicable on the applicable Risk Surcharge.
 - ii) Under "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 Consignments having a DVC above Rs. 5,00,000/- under "Owner Risk".
 - iii) Under "Carrier Risk" minimum risk surcharge shall be Rs. 50/- or 1% of the DVC,

RISK SURCHARGE CALCULATION CHART			
DVC	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 Rs 50,000	0.2% or ₹ 25	2%	0
Rs 50,000 to ₹ 1 Lakh	0.1%	2%	User has to select his option
₹ 1 Lakh to ₹ 2 Lakh	0.1%	1%	User has to select his option
₹ 2 Lakh to ₹ 5 Lakh	0.1%	X	User has to select his option
Above ₹ 5 Lakh	X	X	X

16. whichever is higher and between Rs. 1,00,001/- and Rs. 2,00,000/- 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".
17. In the absence of declared "Declared Value for Carriage" at the Consignment Note at the time of tendering a Consignment to DTDC, DTDC's automatic liability shall be limited to a maximum of Rs. 100/- per Consignment or value of goods whichever is lower.
18. Fragile/irresistible 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 while shipping such commodities.
19. The "Declared Value for Carriage" must be less than or equal to the value of goods.
20. 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.
21. 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 requests received after this period shall not be entertained. Similarly freight refund requests shall not be entertained beyond 30 days from the date of shipping.
22. Freight Refund: The refund of freight shall not be entertained if a service failure is resulted from any Force Majeure conditions such as strikes, bandhs, elections, rains, floods, fire, accidents or other natural calamities and any other events such as sudden or planned road closures or traffic diversions during festival/ political rallies, religious processions etc. or any other reasons beyond direct control of DTDC. This also included any routine or sudden inspections carried out by any authorities or tax/revenue agencies such as but not limited to Excise, Customs, Sales Tax, GST Inspectives or any other authorities competent to inspect goods or vehicles.
23. 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 Invoices will be raised as per the agreed billing cycle in the service contract between the parties and DTDC.
24. If the Parties do not take delivery of the Consignment or it remains undelivered due to any reason such as wrong or incomplete address or refusal by recipient to pay any applicable duties / taxes / charges or containing prohibited

- items or if the packaging of a Consignment is damaged to the extent that repacking is not possible resulting in non delivery of the consignment it is found as likely to cause damage to other goods or cause injury to individuals, then the Parties shall still be liable to pay freight charges and all other duties and charges to DTDC, in case of the Consignment remains undelivered beyond 48 hours from the date of tendering the Consignment for delivery. Non demurrage / warehouse charges at the rate of 0.5% of the Consignment Invoice value per day will be charged if at such other rates as may be fixed by DTDC from time to time. If the Consignment is not received or claimed within a month from the date of tendering the Consignment for delivery for the first time, then the DTDC shall have the right to proceed with the sale of the goods to realize all its dues.
25. The Parties shall not be entitled to deduct/adjust/offset any amount due to DTDC on the ground of claims arising out of reasons including loss of amount, missing, way bills, delivery challans, etc. However, DTDC will extend all reasonable cooperation to the Parties to help them to reconstruct accurate copies of such documents, whenever provisions are available.
26. DTDC shall have a general lien falling over all Consignment in all Consignment in its possession, custody or control for any payment whatsoever due from the Parties or from a beneficiary of Consignment and such lien shall extend to freight charges, duties & etc. as well as other charges arising out of transaction hereunder.
27. Directors, owners, partners and share holders of DTDC shall not be personally liable for any claims or liabilities arising out of service failures, resulting out of situations, circumstances, omissions, errors, failures or misadvising, statements/judgments from any employees of DTDC or of its channel partners or staff/authorized agents.
28. All disputes or differences or claims arising in respect of the Consignment hereunder or regarding the rights and obligations under transaction hereunder or regarding meaning or interpretation of same terms between the Parties and DTDC are agreed to be referred to adjudication by arbitration with the Parties and the DTDC appointing one arbitrator each and the said two arbitrators by mutual consent appointing a third arbitrator. The venue of arbitration shall be at BANGALORE only. Courts at Bangalore alone shall have the exclusive jurisdiction to adjudicate all claims arising in respect of the Consignment under this agreement.
29. The consignment note is not a tax invoice. A tax invoice will be made available to DTDC or its nearest partner as the case may be, upon request.