

INVOICE

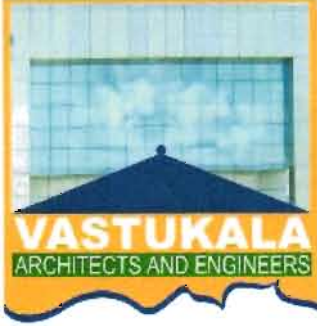
SHARADKUMAR B CHALIKWAR Ackruti Star ,1st Floor,121 Central Road, MIDC, Andheri (E), Mumbai State Name : Maharashtra, Code : 27	Invoice No.	Dated
	23-24/FEB/05	20-Feb-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) JAYESH VORA Residential Flat No. 15, 4th Floor, Wing - B, Silver Oak Co.-Op. Hsg. Soc. Ltd., Mooljee Nagar Scheme, Bhatt Lane, S.V Road, District - Mumbai, Borivali West, PIN Code - 400 092, State - Maharashtra, India State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	006772/2305058	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES		0 %	6,000.00
Total				₹ 6,000.00

S. B. Chalikwar
21/2/24

Amount Chargeable (in words) Indian Rupees Six Thousand Only	E. & O.E
Remarks: 006772/2305058 Smt. Ranjanaben Kishandas Vora - Residential Flat No. 15, 4th Floor, B Wing, "Silver Oak Co-Op. Hsg. Soc. Ltd.", Mooljee Nagar Scheme, Near Poisar Depot, Bhatt Lane, S. V. Road, Borivali (West), Mumbai - 400 092, 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  Authorized Signatory

This is a Computer Generated Invoice



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

Regd. Office :
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Sharadkumar B. Chalikwar

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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 : F110926/6
FIV : 9863
CCIT : (N) CCIT / 114/52/2008 09
IBBI : IBBI/RV/07/2019/11744

Aurangabad Office : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.
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Valuation Report Prepared For: Capital Gain / Mr. Jayesh Kishandas Vora (6772/2305058)

Page 3 of 16

Vastu/Mumbai/02/2024/6772/2305058
20/12-280-VS
Date: 20.02.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 15, 4th Floor, B Wing, "Silver Oak Co-Op. Hsg. Soc. Ltd.", Mooljee Nagar Scheme, Near Poisar Depot, Bhatt Lane, S. V. Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India was belonged to **Smt. Ranjanaben Kishandas Vora** till her death as on 11.12.2017. After her death the property transferred in the name of Mr. Jayesh Kishandas Vora as per Share Certificate No. 32 transferred on 25.02.2023 and WILL made by **Smt. Ranjanaben Kishandas Vora**. Further Mr. Jayesh Kishanda Vora sold the property to Mrs. Usha Ganesh Nayak as per Agreement for Sale dated 01.02.2024.

Boundaries of the property.

North : Hermes CHSL
South : Bhatt Lane and Lotus Prestige
East : Layout Road
West : Open land

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 ₹ 7,67,694.00 (Rupees Seven Lakh Sixty Seven Thousand Six Hundred Ninety Four Only).
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ 26,71,575.00 (Rupees Twenty Six Lakh Seventy One Thousand Five Hundred Seventy Five Only) without any major Renovation & improvement after 2001.

