

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/06	29-Feb-24
	Delivery Note	Mode/Terms of Payment
Buyer (Bill to) Jayesh R Chothani Commercial Shop No. Shop No 4, Ground Floor, Marathon Zaver Arcade, Zaver Road, Village - Mulund, Mulund West, State - Maharashtra, India State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	007221/2305226	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	Amount
1	VALUATION CHARGES	25,000.00
Total		₹ 25,000.00

Amount Chargeable (in words)

E. & O.E

Indian Rupees Twenty Five Thousand Only

Remarks:

007221/2305226Mr. Jayesh Ramesh Chothani -
Commercial Shop No. 04, Ground Floor, "Marathon
Zaver Arcade", Zaver Road, Mulund (West), Mumbai -
400080, 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**



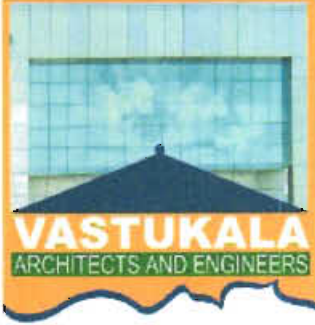
UPI Virtual ID : **842217100@OKBIZAXIS**

for **SHARADKUMAR B CHALIKWAR**

Bottd

Authorized 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

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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 / 1-14/52/2008-09
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. Jayesh Ramesh Chothani (7221 / 2305226)

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Vastu/Mumbai/02/2024/7221/2305226
29/05-448-VS
Date: 29.02.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 04, Ground Floor, "Marathon Zaver Arcade", Zaver Road, Mulund (West), Mumbai - 400080, State - Maharashtra, Country - India belongs to **Mr. Jayesh Ramesh Chothani** as per Agreement For Permanent Alternate Accommodation dated 26.10.2020.

Boundaries of the property.

North	:	Zaver Road
South	:	Laxmi Mahadev Niwas & Sevaram Lalwani Road
East	:	Sevaram Lalwani Road
West	:	Vasupujya Darshan

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 ₹ 15,07,147.00 (Rupees Fifteen Lakh Seven Thousand One Hundred Forty Seven Only).
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 - 24 is ₹ 52,44,872.00 (Rupees Fifty Two Lakh Forty Four Thousand Eight Hundred Seventy Two Only) without any major Renovation & improvement after 2001.
4. The following documents were perused :

- A. Copy of Agreement dated 17.05.1997 between M/s. United Builders (Promoters) & Mr. Jayesh Ramesh Chothani (Purchaser).
- B. Copy of Commencement Certificate vide No. CE / 2558 / BPES / A / 5 dated 23.06.1980. Full Commencement Certificate issued on 17.02.1993 issued by Municipal Corporation Of Greater Mumbai.
- C. Copy of Agreement for Permanent Alternate Accommodation dated 26.10.2020 between United Builders (Developer) and Mr. Jayesh Ramesh Chothani (Allotee).
- D. Copy of Electricity bill for the month of February in the name of Mr. Jayesh Ramesh Chothani.



VASTUKALA ARCHITECTS & ENGINEERS


VOUCHER

NO.

Date 29.02.2024

DR	CASH		
TO	CA RAJESH NAGADA		
PAID BY	CASH		
		QTY	AMT
	BEING AMT PAID TO CA RAJESH NAGADA AGAINST JAYESH CHOTANI REPORT NO-7221/2305226		10000
TOTAL			10000

AMOUNT:- Ten Thousand Only

FOR VASTUKALA CONSULTANTS (I) PVT LTD	APPROVED BY	RECEIVER'S 
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