

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5456/23-24	Dated 28-Mar-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) BYDESIGN INDIA PRIVATE LIMITED 43, VELANKANI CAMPUS, ELECTRONIC CITY PHASE I, HOSUR ROAD, Bengaluru Urban, Karnataka, 560100 GSTIN/UIN : 29AABCB5845J1ZE State Name : Karnataka, Code : 29	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 007287/2305781	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	2,00,000.00
	IGST			36,000.00
	Less : LESS ADVANCE			(-),1,08,000.00
	Total			1,28,000.00

DTDC (2913124)
 Karnataka.
 M40841622.

Amount Chargeable (in words) E. & O.E

Indian Rupee One Lakh Twenty Eight Thousand Only

HSN/SAC	Taxable Value	Integrated Tax		Total
		Rate	Amount	Tax Amount
997224	2,00,000.00	18%	36,000.00	36,000.00
Total	2,00,000.00		36,000.00	36,000.00

Tax Amount (in words) : **Indian Rupee Thirty Six Thousand Only**

Remarks:
 007287/2305781 Project Report - M/s. Bydesign India Pvt. Ltd. - Proposed development on Industrial Land Bearing C.T.S No. 709-C, Building A, Shanti Niketan, "Mount Industrial Estates", Village - Marol, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code: **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD
 Digitally signed on 38-03-2024 16:45:08

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

Think Innovate Create

An ISO 9001:2015 Certified Company

www.vastukala.org



VALUATION OPINION REPORT

Proposed development on Industrial Land Bearing C.T.S No. 709-C, 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	Road
South	Sneha Sagar Building
East	Plot No-133 Marol CHS Industrial Estate Road
West	Kanakia Sevens

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 and valued for this purpose at **₹ 103,21,75,233.00 (Rupees Hundred and Three Crore Twenty One Lakh Seventy Five Thousand Two Hundred Thirty Three 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
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmdi@vastukala.org, c=IN
Date: 2024.03.28 16:04:47 +05 30

Auth. Sign.



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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,
Chandivai 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 29/03/24

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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 it's channel partner as the case may be, upon request.

1 Sender's (Consignor) Name: Vashika Ph: _____
 Company Name & Address: _____
 State: M PIN Code: 72
 Sender's GSTIN: _____ *Where Applicable

2 Recipient's (Consignee) Name: Maheshwari M
 Company Name & Address: _____
 City: BLR State: _____ PIN Code: 560100
 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 130
 c) Total amount (a+b) _____
 Above charges are inclusive of GST & other taxes if applicable

8 Mode (✓) Surface Air Cargo Express

Consignment Number: _____

M40841622

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.

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 the carriage by DTDC of the consignments booked under this consignment note from and between specific consignors within the territory of India providing regular or occasional transport mode. 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 the conditions shall be a contract between DTDC and the Parties.

1. Definitions:
 - a) "Delivery" means tendering of a Consignment to a recipient or substantial arrival of the Consignment to a recipient at the destination.
 - b) "DTDC" means DTDC Express Limited.
 - c) "Parties" means and includes Sender & Recipient or their authorized representative.
 - 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 document of a non-deliverable booked under a consignment note by the parties irrespective of the number of packages, value, 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 assumed by the sender for the purposes of unrecoverable damage to 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 at "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.
 3. The consignment note is issued strictly based on the declaration given by the parties at the time of booking. The Parties shall remain fully liable for any consequences arising out of any false or wrongful declaration.
 4. The sender shall provide complete address of sender and recipient along with valid contact telephone numbers and correct Postal Index Number (PIN) code. Any errors leading arising out of any error in such details shall be at the sole responsibility of the sender.
 5. The Parties agree that the services undertaken by the DTDC under this Consignment Note are conditional on the terms, conditions, and charges of DTDC and all other charges payable in respect of the Consignment.
 6. The Parties shall pay all such payments as they are required to be made in statutory orders or Municipal or State Government agencies with respect to any Consignment during transit or at the time of delivery.
 7. If 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.
 8. 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, 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 fine and penalties levied by

- statutory authorities arising out of insufficiency of documents or wrongful declarations.
9. Packing and Labeling: It is the sender's obligation to employ 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, commodities or such commodities which are dangerous safety hazard as specified by the current edition of IATA DGP Regulation.
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 out of its nature.
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 any security zones and/or on request by any statutory, regulatory or security agencies.
13. DTDC shall not deliver Consignment to PO Box addresses. Wherever DTDC carries out drop-boat 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 final.
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 parties or any other entity affected on account of a delay.
15. DTDC Liability: In the event of damage to or loss or non-delivery of a Consignment, the maximum liability assumed by DTDC, in 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 Surcharge (herein as "Carrier's Risk" at the time of tendering the Consignment).
16. Risk Surcharge:
 - a) If the sender has availed of external insurance, the same shall be declared on the consignment note as "Owner Risk" and the applicable surcharge thereof 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 recovery of claim amount or any part thereof from the insurers, the Parties agree not to subrogate their rights in favour of the insurers.
 - b) If the sender opts for non-availability of consignment at "Carrier Risk" then the sender shall pay Risk Surcharge at accordance with the rates mentioned below of the Risk Surcharge for "Owner Risk" and "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. 1,00,000/- 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			
	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	1%	0
₹ 50,000 to ₹ 1 Lakh	0.10%	1%	Other than transport mode/vehicle
₹ 1 Lakh to ₹ 2 Lakh	0.10%	1%	Under Risk for limited time period
₹ 2 Lakh to ₹ 5 Lakh	0.10%	1%	Under Risk for limited time period
Above ₹ 5 Lakh	0.10%	1%	Under Risk for limited time period

17. The Declared Value for Carriage* must be less than or equal to the value of goods.
17. 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. 18. 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.
19. 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, riots, floods, rains, accidents or other natural calamities and any other events such as sudden or planned road closures or traffic diversions during festivals, public rallies, religious processions etc. or any other reasons beyond direct control of DTDC. This also includes any routine or sudden disruptions, carried out by any authorities or law recovery agencies such as but not limited to Excise Customs, Sales Tax, GST Inspectors and any other authorities competent to inspect goods or vehicles.
20. 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 owners will be raised as per the agreed billing cycle in the service contract between the parties and DTDC.
21. If the Parties do not take delivery of the Consignment at its 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 storage penalty or the consignment is found as liable to seize damage, then the Parties shall be liable to pay freight charges and all other dues and charges to DTDC. In case of the Consignment returns undelivered beyond 48 hours from the date of tendering the Consignment for delivery, then demurrage / warehouse charges at the rate of 0.1% of its Consignment invoice value per day will be charged or 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 in its custody at its own.
22. The Parties shall not be entitled to deduct/offset of any amount due to DTDC on the ground of claims arising out of reasons including loss of any of its revenue, any bills, delivery charges, etc. However, DTDC will extend its reasonable cooperation to the Parties to help them to reconstruct duplicate copies of such documents, whenever provisions are available.
23. DTDC shall have a general lien along with Carrier's liability on all Consignment in its possession, custody or control for any payment, whichever due from the Parties or from a owner of a Consignment and also lien shall extend to freight charges, duties & out, or any other charges arising out of transaction hereunder.
24. Directors, owners, partners and shareholders of DTDC shall not be primarily liable for any claims or liabilities arising out of services rendered resulting out of accidents, circumstances, omissions, errors, delays or misleading statements/guidance from any employee of DTDC or of its contractual personnel or its authorized agents.
25. All disputes or differences or claims arising in respect of the Consignment hereunder or regarding the rights and obligations under it shall be referred to and/or regarding meaning or interpretation of these 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 two arbitrators by mutual consent appointing a third arbitrator. The venue of arbitration shall be at BANGALORE only. Courts of Bangalore shall have the exclusive jurisdiction to adjudicate all claims arising in respect of the Consignment under this agreement.
26. The Consignment note is not a bill of lading. A bill of lading will be made available by DTDC or its chosen partner, at the cost of the Consignor.