

INVOICE

SHARADKUMAR B CHALIKWAR Ackruti Star ,1st Floor,121 Central Road, MIDC, Andheri (E), Mumbai State Name : Maharashtra, Code : 27	Invoice No. 23-24/MAR/09	Dated 29-Mar-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) Shrinivasrao Rambabu Challapalli Residential Flat No. A20/9, 2nd Floor, Wing - A 20, New Siddhi Vinayak CHSL, Plot No. 48/8, S G Complex, Village - Vashi, Navi Mumbai, State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 7825/2305864	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES		0 %	10,000.00
Total				₹ 10,000.00

DTDC
 314124.
 M40P41986.
 SANTAKR2 -

Amount Chargeable (in words)

Indian Rupees Ten Thousand Only

Remarks:
 007825/2305864 Shrinivasrao Rambabu Challapalli
 Residential Flat No. A20/9, 2nd Floor, Wing - A 20,
 New Siddhi Vinayak CHSL, Plot No. 48/8, S G
 Complex, Village - Vashi, Navi Mumbai, State -
 Maharashtra, 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**



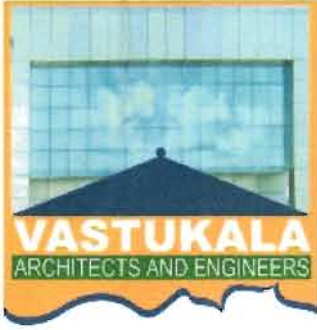
UPI Virtual ID : 942217100@OKBIZAXIS

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/114/52/2008 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

Intended User: Capital Gain / Mr. Sridhar Challapalli Rambabu (7825/2305864)

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Vastu/Mumbai/04/2024/7825/2305864
02/02-03-VSM
Date: 02.04.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 9, 2nd Floor Building No. A, "New Siddhivinayak Co-Op. Hsg. Soc. Ltd.", M. G. Complex, Sector – 14, Vashi, Navi Mumbai, Taluka & District - Thane State – Maharashtra, Country – India was belonged to **Mr. Shridhar @ Sridhar Challapalli Rambabu**. He released his 50% share to Mr. Srinivasrao Rambabu Challapalli as per Release Deed dated 04.10.2022. Mr. Srinivasrao Rambabu Challapalli sold the property to Mr. Hemant Bachulal Gangar & Mrs. Neeta Hemant Gangar vide Deed of Assignment – Cum – Sale Deed dated 14.03.2024.

Boundaries of the property.

North : Building No. A – 18
South : Building No. A – 20
East : Building No. A – 19 and PKC Road
West : Open Space

- The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2023 - 24) of the property as detailed above.
- The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 01.04.2001 at ₹ **3,71,359.00 (Rupees Three Lakh Seventy One Thousand Three Hundred Fifty Nine Only)**.
- The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ **12,92,329.00 (Rupees Twelve Lakh Ninety Two Thousand Three Hundred Twenty Nine Only)** without any major Renovation & improvement after 2001.



INVOICE

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	23-24/MAR/10	29-Mar-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) C Rambabu Residential Flat No. F 8/:01, Ground Floor, Prabhat Kiran CHSL, Sector 14, Village - Airoli, Navi Mumbai, State - Maharashtra, India State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	007823/2305863	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES		0 %	25,000.00
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> DTDC. (314124) M40841986. Santacruz </div>				
Total				₹ 25,000.00

Amount Chargeable (in words)

Indian Rupees Twenty Five Thousand Only

Remarks:

007823/2305863 C Rambabu Residential Flat No. F 8/:01, Ground Floor, Prabhat Kiran CHSL, Sector 14, Village - Airoli, Navi Mumbai, State - Maharashtra, 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**



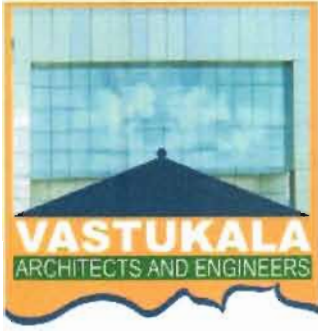
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Tel.: +91-0240-2485151, Mobile : +91 9167204062, +91 9860863601, E-mail : aurangabad@vastukala.org

Intended User: Capital Gain / Mrs. Nagaratnam Rambabu Challapalli (7823/2305863)

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Vastu/Mumbai/04/2024/7823/2305863
02/01-02-VSM
Date: 02.04.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. F8/0:1, Ground Floor, "Prabhat – Kiran Co-Op. Hsg. Soc. Ltd.", Sector – 14, Airoli, Navi Mumbai, Taluka & District - Thane State – Maharashtra, Country – India was belonged to **Mr. C. Rambabu** as per Possession Letter dated 14.06.1995 issued by CIDCO. He gifted the said flat to Mrs. Nagaratnam Rambabu Challapalli as per Gift Deed dated 03.08.2009.

Boundaries of the property.

North : Open Space
South : Building No. F-9
East : Mangaldeep CHSL
West : Parking area

- The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2023 - 24) of the property as detailed above.
- The property premises can be assessed and valued for calculation of Capital Gain Tax purpose at :

Particular	As on 01.04.2001	Improvement Cost As on 08.05.2012	Total value
Depreciated value	₹ 7,03,027.00	₹ 5,90,462.00	
Indexed Cost of Acquisition	₹ 24,46,534.00	₹ 10,27,404.00	₹ 34,73,938.00





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

ORIGIN _____ **DEST.** _____
POUCH NO. _____ **DATE** 3/04/20



Vendor Code : 10748

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: Vastukale
 Company Name & Address: MUM
 State: _____ PIN Code: 400072
 Sender's GSTIN: _____ *Where Applicable

2 Recipient's (Consignee) Name: ME Sathinivasan
 Company Name & Address: SANTACRUZ
 City: _____ State: _____ PIN Code: 400098
 Recipient's GSTIN: _____ *Where Applicable

3 Nature of consignment (✓)	Dox <input type="checkbox"/>	Non-Dox <input type="checkbox"/>	Total Num Pcs:
Q.M. 1: L	cm X B	cm X H	cm X Pcs
Actual Wt.:	kg		
Q.M. 2: L	cm X B	cm X H	cm X Pcs
Volumetric Wt.:	kg		
Q.M. 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
 ₹ _____

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

9 Charges Amount(₹)
 a) Tariff (incl. Of FSC + Taxes) _____
 b) Risk Surcharge _____
 c) Total amount (a+b) _____
 Above charges are inclusive of GST & other taxes if applicable
 Mode of Payment: Cash Card Bill

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

M40841986

Signature & Seal _____
 Time: AM/PM _____
 I understand terms & conditions printed overleaf of this note and agree to the same.

11 Booking Branch / Franchisee Code _____
 Courier Signature _____

12 Risk Surcharge
 Owner _____
 Carrier _____



Terms & Conditions.

Applicable. These conditions apply to the carriage by DTDC, of the consignments described under this assignment letter from and between specific locations within the territory of India by air cargo or mail/airmail transport mode. These conditions supersede any other terms or conditions, and agreement, oral or written. The Consignor confirms that he does not rely upon or claim 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 hereunder below and this constitutes a binding contract between DTDC and the Parties.

F. Definitions:

a) "Delivery" means the transfer of a Consignment to a recipient or information about arrival of the Consignment in a request of 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 document or a non document booked under a consignment note by the parties or respective of the number of packages, value, commodity etc.

f) "Freight" means the transportation charges alone, and it includes 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 purposes of insurable 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".

2. 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 solely liable for any consequences arising out of any false or wrongful declaration.

4. The sender shall provide complete address of intended addressee along with valid contact telephone numbers and correct Postal Index Number (PIN) code. Any service failure arising out of any defect 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 Parties making payment of freight and other charges payable or deposit on the Consignment.

6. The Parties shall pay all such payments, as may be required to be made to statutory bodies or Municipal or State or District Governmental agencies with respect to any Consignment during transit in 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, Excise, Customs, Check-Post officials, Delhi 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 such expenses incurred by DTDC.

statutory authorities arising out of insufficiency of documents or wrongful declaration.

9. Packing and Loading: 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 assignment note does not include any articles restricted to be carried in cooler mode, contrabands or such commodities which are unsafe/safety hauled as specified by the current edition of IATA DGR regulations.

11. Replicable Articles: Parties shall not tender for transportation any Consignment containing replicable 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 expiry in transit.

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 assistance 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 PG Box addresses. Whenever DTDC carries out drop-box 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 because of a delay.

15. DTDC Liability

In the event of damage to this or this delivery of a Consignment, the maximum liability assumed by DTDC as 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 thereon as "Carrier's Risk" at the time of tendering the Consignment.

16. Risk Surcharges

16.1. 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 'COV - 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 recycling of claim amount or any part thereof from the insurers, the Parties agree not to subrogate their rights in favour of the insurers.

16.2. 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.

(i) The Risk Surcharge for "Owner Risk" or "Carrier Risk" shall be calculated as per the maximum charges or percentage of the Declared Value for Carriage, whichever is higher.

(ii) DTDC shall be applicable on the applicable Risk Surcharge.

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".

Under "Carrier Risk" maximum risk surcharge shall be Rs. 50/- or 1% of the DVC

	Declared Value for Carriage OR percentage of the Declared Value for Carriage whichever is higher		
	Owner Risk	Carrier Risk	Not stated for any Risk Cover
0 to ₹ 99,999	0.2% or ₹ 25	1%	
₹ 1,00,000 to ₹ 1 Lakh	0.10%	0%	User has to select one option
₹ 1 Lakh to ₹ 2 Lakh	0.10%	1%	User has to select one option
₹ 2 Lakh to ₹ 5 Lakh	0.10%	1%	User has to select one option
Above ₹ 5 Lakh	0.10%	1%	User has to select one option

whichever is higher and between Rs. 1,00,001/- and Rs. 2,99,999/- DVC the risk surcharge shall be calculated at 1% of the DVC. DTDC shall not accept Consignments having DVC above Rs. 2,99,999/- under "Carrier Risk".

16.3. 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.

16.4. Fragile/breakable 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.

16.5. The "Declared Value for Carriage" must be less than or equal to the value or 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, electricity, rains, floods, fire, accidents or other natural calamities and any other events such as sudden or planned road closures or traffic diversions during festivals, political rallies, religious processions etc. or any other reasons beyond direct control of DTDC. This also includes any routine or sudden inspections carried out by any authorities or law recovery agencies such as but not limited to Excise, Customs, Sales Tax, GST, Incometax or any other authority competent to inspect goods or vehicles.

20. The Parties shall pay the freight and other charges at the time of booking or when 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.

21. 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 coordinating prohibited

items or if the goods of a Consignment is damaged or if the risks that is likely to cause damage to either party or the goods, DTDC shall not be liable for the same. The Parties shall still be liable to pay freight charges to DTDC, which charges to DTDC. In case of the Consignment remains undelivered, the demurrage / warehouse charges at the rate of 0.1% of the Consignment invoice value per day will be charged or at such other rates as may be levied 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 favour of its buyer.

22. The Parties shall not be entitled to deduct/deduct out of any amount due to DTDC on the ground of claims arising out of reasons including loss of amount, interest, GST, delivery charges, etc. However, DTDC will extend its reasonable cooperation to the Parties to help them to reconstruct duplicate copies of such documents, whenever problems are available.

23. DTDC shall have a general lien taking with Carrier's Lien or DTDC Consignment in its possession, custody or control for any payment whatsoever due from the Parties or from a owner of a Consignment and the same shall extend to freight charges, duties, & cost, in any other matter arising out of transaction hereunder.

24. Directors, owners, partners and share holders of DTDC shall not be personally liable for any claims or liabilities arising out of services resulting out of situations, circumstances, accidents, errors, omissions, including statements/quotations from any employees of DTDC or third party partners or its authorized agents.

25. All disputes or differences or claims arising in respect of the Consignment or regarding the rights and liabilities under it hereunder or regarding liability or insurances or disputes shall be referred to arbitration if the Parties and DTDC are agreed to be referred to arbitration with the Parties and the DTDC appointing One arbitrator each an arbitrator by mutual consent appointing a third arbitrator arbitration shall be a BANGALORE only. Courts at Bangalore shall be the exclusive jurisdiction to adjudicate all claims arising a Consignment under this agreement.

26. The consignment note is not a tax invoice. A tax invoice issued by DTDC to its principal partner, on the same way