

INVOICE

SHARADKUMAR B CHALIKWAR Ackruti Star , 1st Floor, 121 Central Road, MIDC, Andheri (E), Mumbai State Name : Maharashtra, Code : 27	Invoice No.	Dated
	24-25/MAY/01	16-May-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) Sanjeev Chandrakant Patgaonkar Residential Capital Gain No. VS - 3 / 11 /15 , Basement Floor, Building No 11, Wing - JN -3 Type , Saptagiri JN-3 Type Apartment owner's Association , Plot No. 7, Sector 9, Near St. Mary's High School , Village - Juhu, Vashi, Navi Mumbai, State - Maharashtra State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	008369/2306333	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES		0 %	12,000.00
Total				₹ 12,000.00

DTDC (1215124)
 M41391512.
 Kolhapur

Amount Chargeable (in words)

Indian Rupees Twelve Thousand Only

E. & O.E

Remarks:

008369/2306333 Mr. Sanjeev Chandrakant Patgaonkar - Residential Apartment No. VS - 3 / 11 /15, 3rd Floor, Type - JN -3, Building No. 11, Tenement No. 15, "Saptagiri JN-3 Type Apartment Owner's Association", Plot No. 7, Sector - 9, Village - Vashi (Juhu), Navi Mumbai, Taluka & District - Thane, PIN Code - 400 703, 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**



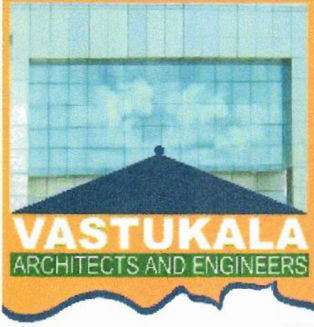
UPI Virtual ID : 942217100@OKBIZAXIS

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 / 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: Capital Gain / Sanjeev Chandrakant Patgaonkar (8369/ 2306333)

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Vastu/Mumbai/05/2024/8369/2306333
16/08-193-MRVS
Date: 16.05.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Apartment No. VS - 3 / 11 /15, 3rd Floor, Type - JN -3, Building No. 11, Tenement No. 15, "Saptagiri JN-3 Type Apartment Owner's Association", Plot No. 7, Sector - 9, Village - Vashi (Juhu), Navi Mumbai, Taluka & District - Thane, PIN Code - 400 703, State - Maharashtra, Country – India belongs to **Mr. Sanjeev Chandrakant Patgaonkar** as per Deed of Apartment dated 14.07.1995.

Boundaries of the property.

North : Prabodhankar Thackery Marg
South : Apartment No. VS – 3 / 12
East : Apartment No. JN – 1 / 20
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 ₹ 4,73,173.00 (Rupees Four Lakh Seventy Three Thousand One Hundred Seventy Three Only).
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ 16,46,642.00 (Rupees Sixteen Lakh Forty Six Thousand Six Hundred Forty Two Only) without any major Renovation & improvement after 2001.
4. The following documents were perused :





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

ORIGIN

DEST.

POUCH NO.

DATE

17/5/24

Download MyDTDC app



Available at select cities & pin codes

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: Kastukala Ph: _____

Company Name & Address: _____

City: M State: _____ PIN Code: 72

Sender's GSTIN*: _____ *Where Applicable

2

Recipient's (Consignee) Name: Sanjeev Ph: _____

Company Name & Address: _____

City: Kothapuri State: _____ PIN Code: 416008

Recipient's GSTIN*: _____ *Where Applicable

3

Nature of consignment <input checked="" 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 _____

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)	100
b) Risk Surcharge	01P
c) Total amount (a+b)	

Above charges are inclusive of GST & other taxes if applicable

8 Mode Surface Air Cargo Express

Consignment Number: _____


M41391512

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 _____

Download MyDTDC app



Available at select cities & pin codes

Vendor Code : 107445

Item : LOI Counter Book : B.5x4x2

Terms & Conditions.

Applicability. These conditions apply to the 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 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 herein below and this constitutes a binding contract between DTDC and the Parties.

1. Definitions

a) "Delivery" means tendering of a Consignment to a recipient or intimation about 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 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 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 anyvalue added services.

g) "Declared value for carriage" shall mean the value assigned by the sender for the purpose 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 a "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 sender and recipient 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 & risk of the parties.

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 all other charges payable in respect of the Consignment.

6. The Parties shall pay all such payments as may be required to be made to statutory bodies or Municipal or State/Central 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, Excise, Customs, Check-Post officials, DTDC, 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 prohibited to be carried in courier mode, contrabands or such commodities which can cause safety hazard as specified by the current edition of IATA DG regulation.

11. Perishable Articles: Parties shall not tender for transportation any Consignment consisting of 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 consignee, to inspect the goods at any time to inspect the contents of the Consignment at any of the acquisition points 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. Wherever 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 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 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 Surcharge thereof as "Carrier's Risk" at the time of tendering the Consignment.

16. Risk Surcharges

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 Receipt" if the Consignment gets damaged or lost while in transit. In cases of external insurance by the Parties, in the event of receiving 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 transportation of consignment at "Carrier Risk" then the sender shall pay Risk Surcharges in accordance with the rates mentioned below. If 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.

GST shall be applicable on the applicable Risk Surcharge.

Under "Owner Risk" Minimum risk surcharge shall be Rs. 3% or 0.2% of the Declared Value for Carriage (DVC) whichever is higher up to a value of Rs. 5,00,000/- and between Rs. 1,00,001/- and Rs. 1,00,000/- the same shall be 0.1% of the DVC. DTDC shall not accept Consignments having a DVC above Rs. 1,00,000/- under "Owner Risk".

Under "Carrier Risk" minimum risk surcharge shall be Rs. 8% or 1% of the DVC,

RISK SURCHARGE CALCULATION CHART			
	Declared Value for Carriage (DVC) percentage of the Declared Value for Carriage (DVC) whichever is higher		
	Owner Risk	Carrier Risk	Not covered for any Risk Cover
0 to ₹ 50,000	0.2% or ₹ 25	1%	User has to select one option
₹ 50,001 to ₹ 1 Lakh	0.10%	1%	User has to select one option
₹ 1 Lakh & ₹ 2 Lakh	0.10%	1%	User has to select one option
₹ 2 Lakh & ₹ 10 Lakh	0.10%	X	User has to select only owner
Above ₹ 10 Lakh	X	X	X

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".

d) In the absence of declaring "Declared Value for Carriage" on 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.

e) 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.

f) 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 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, 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 includes any routine or sudden inspections carried out by any authorities or tax/recovery agencies such as but not limited to Excise, Customs, Sales Tax, GST/Income tax or 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 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 containing prohibited

items or if the packaging of a Consignment is damaged to the extent that repacking is not possible resulting in non delivery or the consignment is found as likely to cause damage to other goods or cause injury to individuals, then the Parties shall be liable to pay freight charges and all other duties and charges to DTDC. In case of the Consignment remain undelivered beyond 48 hours from the date of tendering the Consignment for delivery to the consignee, demurrage / warehouse charges at the rate of 0.1% of the DVC per day shall be charged or at such other rates as may be decided by DTDC from time to time. If the Consignment is not received or delivered within a month from the date of tendering the Consignment for delivery to the consignee, then the DTDC shall have the right to proceed with the disposal of the goods to realize its dues.

22. The Parties shall not be entitled to deduct/adjust/set off any amount due to DTDC on the ground of claims arising out of reasons such as loss of extend invoices, way bills, delivery challan, etc. However, DTDC will extend all reasonable cooperation to the Parties to help them to construct duplicate copies of such documents, whenever provisions are available.

23. DTDC shall have a general lien along with a special lien on all Consignment in its possession, custody or control for any payment whatsoever due from the Parties or from a owner of a Consignment and such lien shall extend to freight charges, duties & GST or any other charges arising out of transaction hereunder.

24. Directors, owners, partners and share holder of the Parties shall not be personally liable for any claims or liabilities arising out of a service failures resulting out of situations, circumstances, omissions, errors, failures or misleading statements/information from any employees of DTDC or of its channel partners or of its authorized agents.

25. All disputes or differences or claims arising out of this Consignment hereunder or regarding the rights and liabilities of the Parties in transaction hereunder or regarding meaning or interpretation of these terms between the Parties and DTDC are agreed to be referred to arbitration by arbitration with the Parties and the DTDC appointing one arbitrator and the said two arbitrators by mutual consent appointing a third arbitrator. The venue of arbitration shall be at BANGALORE only. Courts of law 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 tax invoice. A tax invoice will be made available by DTDC or its channel partner as the case may be. The same shall be made available by DTDC or its channel partner as the case may be.