

INVOICE

SHARADKUMAR B CHALIKWAR B1-001, U/B FLOOR, BOOMERANG BLDG, CHANDIVALI FARM ROAD, ANDHERI-E, MUMBAI-400072 State Name : Maharashtra, Code : 27	Invoice No. 24-25/JUL/004	Dated 16-Jul-24
Buyer (Bill to) SAVITA VINAYAK NARVEKAR Residential Capital Gain No. C/9, Ground Floor, Versova Andheri Samata Co-operative Housing Society Limited, Plot No. CD 70, Sector RSC 23, S V P Nagar, Versova Mhada Four BUnglow, Village - Versova, Andheri East, Mumbai, State - Maharashtra, India State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 009728/2307247	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES <div style="text-align: center; font-family: cursive; color: blue;"> DTDC (1717124) M42188215. Thane. </div>		0 %	8,000.00
Total				₹ 8,000.00

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

Indian Rupees Eight Thousand Only

Remarks:
 009728/2307247 Mrs. Savita Vinayak Narvekar
 - Residential Room No. C/9, "Versova Andheri
 Samata Co-Op. Hsg. Soc. Ltd.", Plot No. CD-70,
 RSC -23, S. V. P. Nagar, Versova MHADA, Four
 Bungalow, Andheri (West), Mumbai, Pin - 400
 053, State - Maharashtra, Country - India
 Company's PAN **AEAPC0117Q**

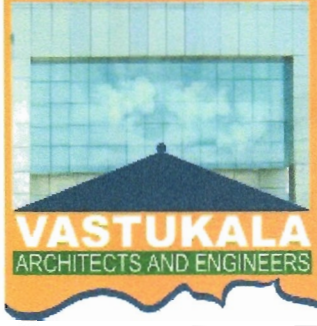
Company's Bank Details
 Bank Name **STATE BANK OF INDIA**
 A/c No. **10537702176**
 Branch & IFS Code: **APMC BRANCH NANDED & SBIN0005935**



UPI Virtual ID : 942217100@OKBIZAXIS

Customer's Seal and Signature	for SHARADKUMAR B CHALIKWAR <div style="text-align: center;"> Authorised Signatory </div>
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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

Valuation Report Prepared For: Capital Gain / Mrs.Savita V. Narvekar (9728/2307247)

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Vastu/Mumbai/07/2024/9728/2307247
16/05-251-VVS
Date: 16.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Room No. C/9, "Versova Andheri Samata Co-Op. Hsg. Soc. Ltd.", Plot No. CD-70, RSC -23, S. V. P. Nagar, Versova MHADA, Four Bungalow, Andheri (West), Mumbai, Pin – 400 053, State – Maharashtra, Country – India was belonging to **Mrs. Savita Vinayak Narvekar** till sold the property to Mr. Nilesh Bechar Patel & Mr. Kalpesh Bechar Patel as per Agreement for Sale dated 06.11.2023.

Boundaries of the property.

North : Open Plot
South : The Luxeria Apartment
East : SVP Nagar Road & Room No. C/8
West : Room No. C-12/13

- 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 1st April 2001 at ₹ 9,71,731.00 (Rupees Nine Lakh Seventy One Thousand Seven Hundred Thirty One Only).
- The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ 33,81,624.00 (Rupees Thirty Three Lakh Eighty One Thousand Six Hundred Twenty Four Only) without any major Renovation & improvement after 2001.
- The following documents were perused :

- Copy of Agreement for sale dated 06.11.2023 between Mrs. Savita Vinayak Narvekar (the Transferor) AND Mr. Nilesh Bechar Patel & Mr. Kalpesh Bechar Patel (the Transferees)
- Copy of Share Certificate No. 9 transferred on 24.09.2023 the name of Savita V. Narvekar



**DTDC Express Limited**Regd. Office: No-3, Victoria Road
Bengaluru - 560047**ORIGIN****DEST.****POUCH NO.****DATE**

16/07/24

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

1**Sender's (Consignor) Name:** Vastukalg**Company Name & Address:****City:** Mum **State:** **PIN Code:****Sender's GSTIN*:** 400072**2****Recipient's (Consignee) Name:** Rakesh Narvela**Company Name & Address:****City:** Thane **State:** **PIN Code:****Recipient's GSTIN*:** 400606**3** **Nature of consignment** **Dox** **Non-Dox** **Total Num Pcs:**DIM 1: L cm X B cm X H cm X Pcs **Actual Wt.:** kgDIM 2: L cm X B cm X H cm X Pcs **Volumetric Wt.:** kgDIM 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**c) **Total amount (a+b)**

Above charges are inclusive of GST & other taxes if applicable

Mode of Payment: Cash Card Wallet **8** **Mode** **Surface** **Air Cargo** **Express** **Consignment Number:**

M42188215

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.

11 **Booking Branch / Franchisee Code****12** **Risk Surcharge** **Owner****Carrier****Courier Signature**<http://www.dtdc.in> || customersupport@dtdc.com || +91-9606 911 811

SENDER COPY

Jan. 2024

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Vendor Code : 107445

Item : LOI Create Book - 8.5x4x2

Terms & Conditions.

Applicability. These conditions apply to the carriage by DTDC of the consignment 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/she, on behalf of himself/herself or any other terms, conditions or representations relating to the use of the services provided by DTDC. Rights and liabilities of DTDC and the Parties shall be 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 information 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 (individual or corporate) entering a Consignment to DTDC for delivery and "Recipient" means the person or an organization entitled to receive the Consignment.
 e) "Consignment" means a document or a non document booked under a consignment note by the parties irrespective of the number of packages, and it includes all the packages comprising the consignment.

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/Post Office Number (PIN Code). Any service rendered by DTDC shall be subject to the accuracy of the information provided by the sender. In the event of any change in the address of the sender or recipient, the sender shall be responsible for intimation to DTDC.
 5. The Parties agree that the services undertaken by DTDC under this Consignment Note are conditional upon the Parties' payment of Freight and all other charges payable (including GST) to DTDC.
 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 Charges being held up by any statutory authorities such as, but not limited to, Sales Tax/Escise/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 DTDC any losses incurred by DTDC, in the form of fines and penalties levied by

Declared Value for Carriage OR percentage of the Declared Value for Carriage whichever is higher	Demerit Risk Carry Rate	Net Oport for Risk Cover
0 to ₹ 60,000	2%	User has to select one option
₹ 60,000 to ₹ 1 Lakh	0.15%	2%
₹ 1 Lakh to ₹ 2 Lakh	0.15%	1%
₹ 2 Lakh to ₹ 10 Lakh	0.15%	1%
Above ₹ 10 Lakh	0.15%	User has to select only lower

whichever is higher and between Rs. 1,00,000/- and Rs. 2,50,000/- of DDC the risk surcharge shall be calculated at 1% of the DDC. DTDC shall not accept Consignments having DDC above Rs. 2,50,000/under "Carrier Risk".
 Note: 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.

16. 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.

17. The "Declared Value for Carriage" must be less than or equal to the value of the Consignment.
 18. All claims or requests for return of a Consignment to DTDC for any claim period of 30 days from the date of tendering a Consignment to DTDC for any claim requests received after this period 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 reason other than natural calamities and any other events such as suspension or planned road closures or traffic diversions during festivals, public holidays, religious processions etc. or any other reasons during transit 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/Municipalities or any other authorities competent to select goods for inspection.

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 interest within the stipulated time, the Parties shall be liable for payment of interest at the rate of 2% per annum. The freight amount 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 dues and charges to DTDC. In case of the Consignment remain undelivered beyond 48 hours from the date of tendering the Consignment for delivery, then demerage / warehouse charges at the rate of 0.1% of the Consignment invoice value per day will be charged and 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 to realize all its dues.

22. The Parties shall not be entitled to deduct Carriage cost of any amount due to DTDC on the ground of claims arising out of reasons including loss of, theft, pilferage, imbalances, way bills, delivery challan, etc. However, DTDC will extend all reasonable cooperation to the Parties to help them to reconstruct duplicate copies such documents, whenever provisions are available.
 23. DTDC shall have a general lien (along with Carrier's 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 holders of DTDC shall not be personally liable for any claims or liabilities arising out of 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 in respect of the Consignment hereunder or regarding the rights and obligations under the Consignment and the Parties and DTDC are agreed to be referred to adjudication by arbitration with the Parties and the DTDC appointing an arbitrator or arbitrators by mutual agreement or by mutual consent appointing a third arbitrator. The venue of arbitration shall be at Bangalore. All Courts at Bangalore shall have 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, upon request.