

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

21/08/24

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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 its channel partner as the case may be, upon request.

1 Sender's (Consignor) Name: <u>Vastukuler</u> Ph: _____		
Company Name & Address: _____		
City: <u>mn</u>	State: _____	PIN Code: <u>2</u>
Sender's GSTIN*: _____ *Where Applicable		

2 Recipient's (Consignee) Name: _____ Ph: _____		
Company Name & Address: <u>praboth</u>		
City: <u>pune</u>	State: _____	PIN Code: _____
Recipient's GSTIN*: <u>411026</u> *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
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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 ☐
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8 Mode (✓) ☐ Surface ☐ Air Cargo ☐ Express ☐	Consignment Number: <u>M42538588</u>
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Sender's Signature & Seal	11 Booking Branch / Franchisee Code
Date: _____ Time: _____ AM/PM	12 Risk Surcharge
I have read and understood terms & conditions printed overleaf of this consignment note and I agree to the same.	Owner _____ Carrier _____
Courier Signature	

<http://www.dtdc.in> || customersupport@dtcd.com || +91-9606 911 811

SENDER COPY

Jan. 2024

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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 using single or multimodal transport mode. These conditions supersede any other terms, or conditions, or agreement, and/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 forth herein below and this constitutes a binding contract between DTDC and the Parties.

1. Definitions:
a) 'Delivery' means the handing of a Consignment to a recipient or immediate agent of the Consignment to a recipient or 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 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, commodities.

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 assigned by the sender for the purposes of insurable value or for the purposes 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 'Carrier Risk' and also when the Consignment is at 'Carrier Risk'.

2. The Parties declare that this Consignment Note is prepared and sent by the Sender or by a DTDC staff acting in 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 misrepresentation or omission of any fact or wrong declaration.

4. The sender shall provide complete address of sender and recipient along with valid contact telephone numbers and e-mail. The Parties shall remain responsible for any service failure arising out of any omission or such details shall bear the responsibility of risk of the Parties.

5. The Parties agree that the Consignment booked by DTDC under this Consignment Note shall be delivered to the Parties marked as 'Insured' and all other charges shall be paid at the time of delivery.

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 Consignments during transit or at the time of delivery.

7. Any discrepancy in weight is found just acceptance of a Consignment, and if the actual weight or volumetric weight is greater than the declared weight, then the differential volumetric charges shall be collected from the Parties.

8. In the event of any Consignment being held up by any statutory authorities then the sender shall remain liable for any such delay. Further, the Parties shall remain liable for any loss or damage to the Consignment during transit or at the time of delivery.

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

11. Packing and Labeling: It is the sender's obligation to ensure adequate packing for purpose of carriage with normal care in handling.

12. 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, contrabands or such commodities which can cause safety hazards as specified by the current edition of IATA DGR manual.

13. 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 consequent to any delay in delivery.

14. 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 at any place or place of origin, transit or destination.

15. DTDC shall not deliver Consignments to PO 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.

16. 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.

17. DTDC Liability: In the event of damage to loss or non-delivery of a Consignment, the maximum liability assigned by DTDC as a Consignment is limited to Rs. 300 unless the sender declares a higher value as 'declared value for carriage' and also pays the applicable Risk Surcharge as set out as 'Carrier Risk' at the time of tendering the Consignment.

18. Risk Surcharge:
a) If the sender has declared an external insurance, the same shall be declared on the consignment note as 'Carrier Risk' and the applicable surcharge thereof shall be paid at the time of tendering the Consignment. In such cases DTDC will 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 recording of claim amount or any part thereof from the insurers, the Parties agree up to subrogate their rights in favor of the insurers.

b) If the sender gets for transportation of Consignment as 'Carrier Risk' then the sender shall pay Risk Surcharge in accordance with the rates mentioned below.

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

d) DTDC shall be applicable on the applicable Risk Surcharge.

e) The 'Carrier Risk' minimum risk surcharge shall be Rs. 25/- or 0.2% of the Declared Value for Carriage (DTDC) 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 'Carrier Risk'.

f) Under 'Carrier Risk' minimum risk surcharge shall be Rs.50/- or 0.2% of the DVC, whichever is higher.

g) The 'Carrier Risk' minimum risk surcharge shall be Rs.50/- or 0.2% of the DVC, whichever is higher.

h) The 'Carrier Risk' minimum risk surcharge shall be Rs.50/- or 0.2% of the DVC, whichever is higher.

i) The 'Carrier Risk' minimum risk surcharge shall be Rs.50/- or 0.2% of the DVC, whichever is higher.

j) The 'Carrier Risk' minimum risk surcharge shall be Rs.50/- or 0.2% of the DVC, whichever is higher.

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/-	2%	0
₹ 50,000 to ₹ 1 Lakh	0.10%	2%	User has to select one option
₹ 1 Lakh to ₹ 2 Lakh	0.10%	3%	User has to select one option
₹ 2 Lakh to ₹ 10 Lakh	0.10%	3%	User has to select one option
Above ₹ 10 Lakh	0.10%	3%	User has to select one option

whichever is higher, and between Rs. 1,00,000/- 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'.

19. The Parties 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.

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30. The Parties 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.

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 not be liable to pay freight charges and all other dues and charges in DTDC. In case of the Consignment return undelivered beyond 48 hours from the date of tendering the Consignment for delivery, then the Parties shall not be liable to pay freight charges and all other dues and charges in DTDC. In case of the Consignment return undelivered beyond 48 hours from the date of tendering the Consignment for delivery, then the Parties shall not be liable to pay freight charges and all other dues and charges in DTDC.

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Tax Invoice

 VASTUKALA Unlocking Excellence	VASTUKALA CONSULTANTS (I) PVT LTD B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST MUMBAI-400072 GSTIN/UID: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.co.in	Invoice No. MUM/2425/AUG/134	Dated 21-Aug-24
		Delivery Note	Mode/Terms of Payment AGAINST REPORT
		Reference No. & Date.	Other References
	Buyer (Bill to) SVC CO-OPERATIVE BANK LTD -BHOSARI BRANCH Ground Floor, Crown Plaza, Plot NO 5-S, Sector No 1, Nashik Pune Highway, Indrayani Nagar, Bhosari Pune 411026 GSTIN/UID : 27AAAAT0177C2ZS State Name : Maharashtra, Code : 27		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				₹ 2,950.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 009870/2307180 Shri. Navin Shivkumar Saraogi -
 Structural Observation Report Residential Flat No. 403,
 4th Floor, Building No. 2, 'B' Wing, "Manish Darshan",
 Rajendra Kripa Co-op. Hsg. Soc. Ltd., Plot No. 27, Near
 Kanti Nagar Jain Temple, Pipeline Road, J. B. Nagar,
 Village - Sahar, Taluka - Andheri, District - Mumbai
 suburban, Andheri (East), Mumbai, PIN - 400 059, State
 - Maharashtra, Country - India.

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

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



UPI Virtual ID : vastukala@ICICI

for **VASTUKALA CONSULTANTS (I) PVT LTD**
Pooja Dagare
Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

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Vastukala Consultants (I) Pvt. Ltd.

Page 1 of 4

Vastu/Mumbai/07/2024/009870/2307180

11/18-184-JABS

Date: 11.07.2024

Structural Stability Report

Structural Observation Report Residential Flat No. 403, 4th Floor, Building No. 2, 'B' Wing, "Manish Darshan", Rajendra Kripa Co-op. Hsg. Soc. Ltd., Plot No. 27, Near Kanti Nagar Jain Temple, Pipeline Road, J. B. Nagar, Village - Sahar, Taluka - Andheri, District - Mumbai suburban, Andheri (East), Mumbai, PIN - 400 059, State - Maharashtra, Country - India.

Name of Owner: **Shri. Navin Shivkumar Saraogi**

This is to certify that on visual inspection, it appears that the structure at " **Rajendra Kripa Co-op. Hsg. Soc. Ltd.**" is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 34 years.

General Information:

A.	Introduction	
1	Name of Building	"Manish Darshan"
2	Property Address	Residential Flat No. 403, 4 th Floor, Building No. 2, 'B' Wing, "Manish Darshan", Rajendra Kripa Co-op. Hsg. Soc. Ltd., Plot No. 27, Near Kanti Nagar Jain Temple, Pipeline Road, J. B. Nagar, Village - Sahar, Taluka - Andheri, District - Mumbai suburban, Andheri (East), Mumbai, PIN - 400 059, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 6 Upper Floors
5	Whether stilt / podium / open parking provided	Open Parking Space
6	Type of Construction	R.C.C. Framed Structure
7	Type of Foundation	R.C.C. Footing
8	Thickness of the External Walls	9" thick brick walls both sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1983 (As per Occupancy Certificate)
11	Present age of building	41 years
12	Residual age of the building	19 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	6 Flats on 4 th Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal Condition



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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S.), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

Tax Invoice

 VASTUKALA Unstopping Excellence	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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.co.in	Invoice No. MUM/2425/AUG/133	Dated 21-Aug-24
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Buyer's Order No.		Dated	
Dispatch Doc No. 009785/2307147		Delivery Note Date	
Dispatched through		Destination	
Terms of Delivery			

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	2,500.00
				CGST 225.00
				SGST 225.00
	COURIER & POST CHARGES			200.00
Total				₹ 3,150.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand One Hundred Fifty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 009785/2307147 Shri. Navin Shivkumar Saraogi
 -Residential Flat No. 403, 4th Floor, Building No 2, Wing
 - B, "Manish Darshan ", Rajendra Kripa Coop. Hsg. Soc.
 Ltd., Plot No. 27, Near Kanti Nagar Jain Temple, Pipeline
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UPI Virtual ID : vastukala@ICICI

for VASTUKALA CONSULTANTS (I) PVT LTD

Pooja Dagare

Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I) Pvt Ltd,
 email=pooja.dagare@vastukala.co.in, c=IN

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4th Floor, Building No 2, Wing - B, "**Manish Darshan**", Rajendra Kripa Co-op. Hsg. Soc. Ltd., Plot No. 27, Near Kanti Nagar Jain Temple, Pipeline Road, J. B. Nagar, Village - Sahar, Taluka - Andheri, District - Mumbai suburban, Andheri (East), Mumbai, PIN - 400 059, State - Maharashtra, India belongs to **Shri. Navin Shivkumar Saraogi**.

Boundaries of the property

North : A Wing of Manish Darshan (Bldg. No. 1) / Internal Road
South : C Wing of Manish Darshan (Bldg. No. 3)
East : Internal Road / Padmarang CHSL
West : Internal Road / Ajit Nagar CHSL

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 for this particular purpose at **₹ 1,87,15,680.00 (Rupees One Crore Eighty Seven Lakh Fifteen Thousand Six Hundred Eighty 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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.10 13:35:05 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SVC CO-OPERATIVE BANK LTD Empanelment No.:

Encl.: Valuation report

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in