



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/009 Dated 25-Jul-24 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References		
Buyer (Bill to) PRATIBHA PETHE Room no 1 Ground floor Bldg Jai Kamal, Near Govandi Post office Govandi mumbai 400088 State Name : Maharashtra, Code : 27		Buyer's Order No. Dated Dispatch Doc No. 009929/2307390 Delivery Note Date Dispatched through Destination Terms of Delivery		
SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES <div style="border: 1px solid black; padding: 5px; display: inline-block; color: red; font-family: cursive;"> DTDC (25/7/24) M 42488524, New 1. </div>		0 %	12,000.00
Total				₹ 12,000.00
Amount Chargeable (in words)				<i>E. & O.E</i>
Indian Rupees Twelve Thousand Only				
Remarks: 009929/2307390 Mrs. Pratibha Gajanan Pethe - Residential Room No. 1, Ground Floor, "Jai Kamal Building (Previously known as Rajani Building)", Near Govandi Sub Post Office, Govandi (East), Mumbai, Pin – 400 088, 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

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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 Prepared For: Capital Gain / Mrs. Pratibha Gajanan Pethe (9929/2307390)

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Vastu/Mumbai/07/2024/9929/2307390
25/01-394-VU
Date: 25.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Room No. 1, Ground Floor, "Jai Kamal Building (Previously known as Rajani Building)", Near Govandi Sub Post Office, Govandi (East), Mumbai, Pin – 400 088, State – Maharashtra, Country – India was belonging to **Mrs. Pratibha Gajanan Pethe (Outgoing Tenant)** till she sold the property to Mr. Kamlesh Dayaldas Narwani (Incoming Tenant) & Mr. Ameet Kamlesh Narwani, Partner of M/s. Ameet Infra (Landlord / Confirming Party) as per Agreement of Transfer of Tenancy dated 31.08.2023.

Boundaries of the property.

North	: Yash Heights
South	: Pandurang Tatu Keni Chowk Road
East	: Govandi Sub Post Office & Chaurang Building
West	: Krishna Kuti Building & Govandi Station 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 1st April 2001 for Tenanted share of 66.66% as per Maharashtra Rent Control Act for 2000 at ₹ **3,91,072.00 (Rupees Three Lakh Ninety One Thousand Hundred Seventy Two Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ **13,60,932.00 (Rupees Thirteen Lakh Sixty Thousand Nine Hundred Thirty Two Only)** without any major Renovation & improvement after 2001.
4. The following documents were perused :

- A. Copy of Agreement of Transfer of Tenancy dated 31.08.2023 between Mrs. Pratibha Gajanan Pethe (the Outgoing Tenant) AND Mr. Kamlesh Dayaldas Narwani (the Incoming Tenant) AND Mr. Ameet Kamlesh Narwani, Partner of M/s. Ameet Infra (the Landlord / Confirming Party)
- B. Copy of Tenant Bill No. 1464 date 18.01.2018 in the name of P. G. Pethe issued by Rajani Society



Mumbai Office : B1-001, 'U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (E), Mumbai - 400072, M.S., INDIA
Tel.: +91-22-4749 5919, E-mail : mumbai@vastukala.org



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

ORIGIN

DEST.

POUCH NO.

DATE 25/07/24

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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: Vesthukala Ph: _____

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

Company Name & Address: _____

Company Name & Address: Pratibha

City: M State: _____ PIN Code: 22

City: Mumbai State: _____ PIN Code: _____

Sender's GSTIN*: _____ *Where Applicable

Recipient's GSTIN*: 700708 *Where Applicable

3 Nature of consignment (✓) <input 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)	<u>₹ 60/-</u>
b) Risk Surcharge	
c) Total amount (a+b)	

8 Mode (✓) Surface Air Cargo Express

Consignment Number: 
M42188521

Sender's Signature & Seal _____

Above charges are inclusive of GST & other taxes if applicable
Mode of Payment: Cash Card Wallet

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 _____

Download MyDTDC app



Available at select cities & pin codes

Terms & Conditions.

Applicability: These conditions apply to the carriage by DTCC, of the consignments booked under this engagement 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 DTCC. Rights and liabilities of DTCC and the Parties are governed by the terms and conditions set out herein below and this constitutes a binding contract between DTCC 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) "DTCC" means DTCC Express Limited.
 c) "Parties" means and includes: Sender & Recipient or their authorized representatives.
 d) "Sender" means the person or organization tendering a Consignment to DTCC 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 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 DTCC. Declared value for Carriage shall be applicable when the sender insures the goods externally and choosing "Owner Risk" and also when the Consignment is "Carrier Risk".

2. The Parties confirm that this Consignment Note is prepared either by the Sender or by a DTCC path acting as agent under the instruction of the Parties and is constitutive proofing 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 erroneous declaration.

4. The Parties shall be responsible for any delay and consequential damages which may be incurred by the Recipient or the Sender in the event of any delay or loss of Consignment. DTCC shall not be liable for any delay or loss of Consignment.

5. The Parties shall be responsible for any delay and consequential damages which may be incurred by the Recipient or the Sender in the event of any delay or loss of Consignment.

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stationary 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 restricted to be carried in container mode, contrabands or such commodities which are prohibited or restricted as specified by the current edition of IATA DGR regulation.

11. Perishable Articles: Parties shall not tender for transportation any Consignment containing perishable articles having shelf life of less than 7 days. DTCC shall not be liable for any loss or damage to any such Consignment arising consequent to any delay in delivery.

12. Inspection of Consignment: DTCC 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 DTCC Consignment handling points and/or at airline security gates and/or as required by any statutory, regulatory or security agencies.

13. DTCC shall not deliver Consignments to PO Boxes, addresses, armed forces carries, out drop-box deliveries such as to ministry offices, warehouse, establishments, certain government offices & high security zones. DTCC shall not be providing proof of delivery and the high security zones. DTCC shall provide as final.

14. Limited liability for Delay: In the event of any delay in delivery of a Consignment, DTCC 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. DTCC Liability: In the event of damage or loss or mis-delivery of a Consignment, the maximum liability assumed by DTCC 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 "Carriers Risk" at the time of booking the Consignment.

16. Risk Surcharges: In the event of external insurance, the same shall be declared on the consignment note as "Owner Risk" and the applicable risk surcharge shall be paid by the sender for the Consignment. In such cases DTCC shall not be liable for any loss or damage to or loss of Consignment. DTCC shall not be liable for any loss or damage to or loss of Consignment.

17. "COA Certificate of Facts" if the Consignment is insured by the Parties, in the event of receiving or claiming in cases of external insurance by the Parties, the amount of receiving or claiming shall be subject to the terms and conditions of the external insurance policy.

18. The Parties shall be responsible for any delay and consequential damages which may be incurred by the Recipient or the Sender in the event of any delay or loss of Consignment.

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RISK SURCHARGE CALCULATION CHART

Declared Value for Carriage OR percentage of the Declared Value for Carriage whichever is higher		Owner Risk	Carrier Risk	Net Ouput for any Risk Cover
0 to ₹ 50,000	0.2% or ₹ 25	2%	0	0
₹ 50,000 to ₹ 1 Lakh	0.10%	2%	0	Utilises to insure freight
₹ 1 Lakh & ₹ 2 Lakhs	0.10%	1%	0	User has to select one option
₹ 2 Lakhs & ₹ 10 Lakhs	0.10%	1%	0	User has to select any owner
Above ₹ 10 Lakhs	0.10%	1%	0	0

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. DTCC shall not accept Consignments having DVC above Rs. 2,00,000/- under "Carrier Risk". In the absence of declared "Declared Value for Carriage" on the Consignment Note at the time of tendering a Consignment to DTCC, DTCC's automatic liability shall be limited to a maximum of Rs. 100/- per Consignment or value of goods whichever is lower.

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items or if the packaging of a Consignment is damaged to the extent that reworking or re-use or re-shipment or re-delivery of the Consignment is required. DTCC 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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