


Tax Invoice

 VASTUKALA <small>Unlocking Excellence</small>	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/038	Dated 8-Aug-24		
	Delivery Note	Mode/Terms of Payment AGAINST REPORT			
	Reference No. & Date.	Other References			
	Buyer's Order No.	Dated			
Buyer (Bill to) State Bank Of India-SME Agrasen Gate Branch Near Agrasen Gate, Gandhi Putla Gondia, Nagpur 441601, Maharashtra GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Dispatch Doc No. 0010005/2307362	Delivery Note Date			
	Dispatched through	Destination			
	Terms of Delivery				
	(Empty space for terms of delivery)				
SI No.	Particulars	HSN/SAC	GST Rate	Amount	
1	VALUATION FEE COURIER & POST CHARGES <i>DTDC (1018124)</i> <i>M42490113.</i> <i>Gondiya.</i> <i>Sachin Khatw.</i>	997224	18 %	6,900.00 CGST 621.00 SGST 621.00 200.00	
	Total			₹ 8,342.00	
Amount Chargeable (in words)				E. & O.E	
Indian Rupee Eight Thousand Three Hundred Forty Two Only					
HSN/SAC	Taxable Value	CGST		SGST/UTGST	Total Tax Amount
		Rate	Amount	Rate	Amount
997224	6,900.00	9%	621.00	9%	621.00
Total	6,900.00		621.00		1,242.00
Tax Amount (in words) : Indian Rupee One Thousand Two Hundred Forty Two Only					
Remarks: 0010005/2307362 Mr. Sudhir Naresh Bisane & Mrs. Anupriya Sudhir Bisane - Residential Flat No. 2005, 20th Floor, Wing - Pine Wood, "Raheja Willows", Lokhandwala Township, Akurli Road, Village - Akurli, Municipality Ward No. R/S, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, 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 : STATE BANK OF INDIA A/c No. : 32632562114 Branch & IFS Code: CHANDIVALI Andheri (East) & SBIN0011752		
Customer's Seal and Signature			for VASTUKALA CONSULTANTS (I) PVT LTD ASMITA JAYSING RATHOD <small>Digitally signed on 09-08-2024 13:11:50</small> Authorised Signatory		

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/07/2024/010005/2307362
23/13-366-JASH
Date: 23.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2005, 20th Floor, Wing - Pine Wood, "**Raheja Willows**", Lokhandwala Township, Akurli Road, Village - Akurli, Municipality Ward No. R/S, Taluka - Borivali, District - Mumbai Suburban, Kandiwali (East), Mumbai, PIN - 400 101, State - Maharashtra, India belongs to **Mr. Sudhir Naresh Bisane & Mrs. Anupriya Sudhir Bisane**.

Boundaries of the property

North : Road & Slum Area
South : Akurli Road
East : Internal Road & Lodha White City
West : Internal Road & Open Space

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 **₹ 1,97,65,700.00 (Rupees One Crore Ninety Seven Lakh Sixty Five Thousand Seven Hundred 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.**

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmcd@vastukala.org, c=IN
Date: 2024.07.23 13:26:07 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India 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

BI-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



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

ORIGIN

DEST.

POUCH NO.

DATE

10/08/24

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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: Vastukala Ph: _____
 Company Name & Address: _____
 City: nm State: _____ PIN Code: 2
 Sender's GSTIN*: _____ *Where Applicable

2 Recipient's (Consignee) Name: _____ Ph: _____
 Company Name & Address: Vitin Taxone
 City: Gondar State: _____ PIN Code: 441601
 Recipient's GSTIN*: _____ *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 / S-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

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

M42490113

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 _____

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Available at select cities & pin codes

Vendor Code : 107445

Form: LOI Create Book - 8.5x12

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. These conditions supersede any other terms or conditions, printed, oral or written. The Customer confirms that he does not rely upon any other terms, warrants, conditions or representations relating to the services provided by DTDC. Rights and liabilities of DTDC and its agents are governed by the terms and conditions set out herein below and this constitutes a binding contract between DTDC and the Parties.

Delivery: means tendering of a Consignment to a recipient or information about all of the Consignment to a recipient at the destination.

DTDC: means DTDC Express Limited.

Articles: means and includes Sender & Recipient or their authorized representatives.

Sender: means the person or organization tendering a Consignment to DTDC delivery and/or Recipient means the person or organization entitled to receive the Consignment.

Document: or Consignment: means a document or a non document booked in a consignment note by the parties irrespective of the number of packages, immediately etc.

Freight: means the transportation charges alone, and it excludes GST and specific charges applicable for any value added services.

Declared Value for Carriage: shall mean the value assigned by the sender for purposes of cover available to it/its of Consignment while in the custody of DTDC. "Declared Value for Carriage" shall be applicable when sender insures the goods externally and choosing "Owner Risk" and also the Consignment is at "Carrier Risk".

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.

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 inaccuracies arising out of any false or mis-declaration.

The Parties shall provide complete and correct information with contact telephone numbers and correct Pin/Postal Index Number (PIN) code. Service failures arising out of any defect in such details shall be at the sole responsibility & risk of the Parties.

The Parties agree that the services undertaken by the DTDC under this consignment note are conditional on the Parties meeting payment of freight and other charges payable in respect of the Consignment.

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 effect to any Consignment during transit or at the time of delivery.

If any discrepancy in weight is found post acceptance of a Consignment and if actual weight or volumetric weight is greater than the declared weight, then the difference in applicable charges shall be collected from the Parties.

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, District, Entry-Tax officials, etc., DTDC shall not be responsible for any consequential losses or for additional 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.

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

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/DG regulation.

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.

Inspection of consignments: 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 acceptance 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.

DTDC shall not deliver Consignments to PO Box addresses. Wherever 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.

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.

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.

Risk Surcharge: 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 Facts" if the Consignment gets damaged or lost while in transit. In cases of external insurance by the Parties, in the event of receiving of claim amount or any part thereof from the insurer, the Parties agree not to subrogate their rights in favour of the insurer.

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.

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.

DTDC shall be applicable on the applicable Risk Surcharge.

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/-.

Carrier Risk: minimum risk surcharge shall be Rs. 50/- or 0.2% of the DVC, 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/-.

Carrier Risk: DTDC's automatic liability shall be limited to a maximum of Rs. 100/- per Consignment or value of goods whichever is lower.

Fragile/Perishable 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.

The "Declared Value for Carriage" must be less than or equal to the value of goods.

RISK SURCHARGE CALCULATION CHART			
Declared Value for Carriage OR percentage of the Declared Value for Carriage whichever is higher	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 & ₹ 2 Lakh	0.10%	1%	User has to select one option
₹ 2 Lakh & ₹ 10 Lakh	0.10%	x	User has to select only carrier
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".

DTDC's automatic liability shall be limited to a maximum of Rs. 100/- per Consignment or value of goods whichever is lower.

Fragile/Perishable 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.

The "Declared Value for Carriage" must be less than or equal to the value of goods.

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.

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 claims 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.

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 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 tax recovery agencies such as but not limited to Excise, Customs, Sales Tax, GST/Municipalities or any other authorities competent to inspect goods or vehicles.

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 amount will be retained as per the agreed billing cycle in the service contract between the parties and DTDC.

If the Parties do not take delivery of the Consignment at a remaining undelivered due to any reason such as wrong or incomplete address or refusal by recipient to pay the 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 still 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 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 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.

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 including loss of invoices, invoices, way bills, delivery challan, etc. However, DTDC will extend all reasonable cooperation to the Parties to help them to reconstruct duplicate copies of such documents, whenever provisions are available.

DTDC shall have a general lien on all Consignments 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.

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 misadventures/staterisks/guidance from any employees of DTDC or of its channel partners or its authorized agents.

All disputes or differences or claims arising in respect of the Consignment hereunder or regarding the rights and obligations under transaction hereunder or regarding meaning or interpretation of these terms between the Parties and DTDC are agreed to be referred to adjudication by arbitration with the Parties and the DTDC appointing One arbitrator each and the said two arbitrators by mutual consent appointing a third arbitrator. The venue of arbitration shall be at DANGAL, ORX only Court at Bangalore. Arbitrator shall have the exclusive jurisdiction to adjudicate all claims arising in respect of the Consignment under this agreement.

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.