

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/008 Dated 24-Jul-24 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References
Buyer (Bill to) Nishit Savla 1003/1004, Kailas Palace CHS Upashray Lane, Opp Hingwalla Garden Ghatkopar East State Name : Maharashtra, Code : 27	Buyer's Order No. Dated Dispatch Doc No. 0010045/2307385 Delivery Note Date Dispatched through Destination Terms of Delivery

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES		0 %	15,000.00
Total				₹ 15,000.00

DTDC (217A124)
 M42188522
 Pune.

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

Indian Rupees Fifteen Thousand Only

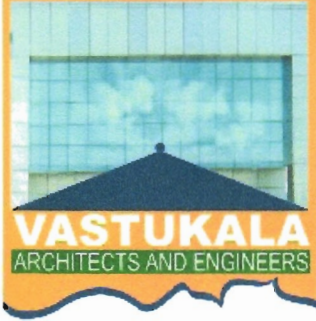
Remarks:
 0010045/2307385 Mr. Pramod Balwant Shitut
 - Residential Tenement No. A-14/53, "Rajawadi
 Co-Op. Hsg. Soc. Ltd.", Welfare Hall, Chitteranjan
 Nagar, Rajawadi, Ghatkopar (East), Mumbai, Pin
 - 400 077, State - Maharashtra, Country - India
 Company's PAN : **AEAPC0117Q**

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 Authorized Signatory
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- 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 Prepared For: Capital Gain / Mr. Pramod B. Shitut (10045/2307385)

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Vastu/Mumbai/07/2024/10045/2307385
24/09-389-VU
Date: 24.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Tenement No. A-14/53, "Rajawadi Co-Op. Hsg. Soc. Ltd.", Welfare Hall, Chitteranjan Nagar, Rajawadi, Ghatkopar (East), Mumbai, Pin – 400 077, State – Maharashtra, Country – India was belonging to **Mr. Pramod Balwant Shitut** till sold the property to Mrs. Jyotti Nishit Savla & Mr. Nishit Kantilal Savla as per Index No. II dated 23.04.2024.

Boundaries of the property.

North : Plot No. A-14/54
South : Plot No. A-13/52
East : Road
West : Rajanigandha A-14/55

1. The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2024 - 25) 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 at **₹ 24,58,909.00 (Rupees Twenty Four Lakh Fifty Eight Thousand Nine Hundred Nine Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is **₹ 89,25,840.00 (Rupees Eighty Nine Lakh Twenty Five Thousand Eight Hundred Forty Only)** without any major Renovation & improvement after 2001.
4. The following documents were perused :

- A. Copy of Index No. II dated 23.04.2024 between Mr. Pramod Balwant Shitut (the Seller) AND Mrs. Jyotti Nishit Savla & Mr. Nishit Kantilal Savla (the Purchasers)
- B. Copy of Society Letter Ref No. 138 date 29.05.2024



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

25/07/24

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

2 Recipient's (Consignee) Name: _____ Ph: _____
 Company Name & Address: Prasad
 City: Pune State: _____ PIN Code: _____
 Recipient's GSTIN*: 411045 *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:** _____

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 100/-
 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:
M42188522

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 _____
 Courier Signature _____

12 Risk Surcharge _____
 Owner _____
 Carrier _____

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Available at select cities & pin codes

Terms & Conditions.

applicability. These conditions apply to the carriage by DTDC of the statutory authorities arising out of manufacturing of documents or weight locations within the territory of India by utilizing motor or multimodal transport mode. These conditions supersede any other terms or conditions, and any agreement, oral or written. The Customer/consignee shall be deemed to have accepted these conditions by the terms and conditions set out herein below and this constitutes binding contract between DTDC and the Partner.

1. Definitions.

a) Delivery means tendering of a Consignment to a recipient or information about arrival of the Consignment is accepted at the destination.

b) DTDC means DTDC Express Limited.

c) Partner 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) 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 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 purpose of insurable 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 at '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 wrong declaration.

4. The Partner shall provide the address of recipient and consignee along with any specific instructions and correct postal address. No responsibility shall be on DTDC for delivery of any goods to such address which shall be at the sole responsibility of the Parties.

5. The Parties shall be jointly and severally liable by DTDC under this Consignment Note for compliance of the Partner's instructions of freight and all other charges applicable for the said 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, Customs, Excise, GST, Income Tax, 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

the statutory authorities arising out of manufacturing of documents or weight locations within the territory of India by utilizing motor or multimodal transport mode. These conditions supersede any other terms or conditions, and any agreement, oral or written. The Customer/consignee shall be deemed to have accepted these conditions by the terms and conditions set out herein below and this constitutes binding contract between DTDC and the Partner.

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RISK SURCHARGE CALCULATION CHART

Declared Value for Carriage OR whichever is higher	Owner Risk	Carrier Risk	Max. Capable per any Risk Charge
0 to ₹ 50,000	0.2% or ₹ 5	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%	User has to select one option	User has to select one option
Above ₹ 10 Lakh	*	*	*

whichever is higher and between ₹. 1,00,001/- and ₹. 2,00,000/-, 0.02% per-risk surcharge shall be calculated at 1% of the DVC. DTDC shall not accept Consignments having DVC above ₹. 2,00,000/- under 'Carrier Risk'.

11. In the absence of declared '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 ₹. 100/- per Consignment or value of goods whichever is lower.

12. Freightable value articles such as TV sets, picture tubes, 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 ₹. 100/- value shipping such commodities.

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

14. 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 Consignment.

15. All claims in respect of loss or damage to 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 claims requests shall not be entertained beyond 30 days from the date of booking.

16. Freight Refund. The refund of freight shall not be entertained if a service failure is resulted from the Force Majeure conditions such as strikes, bandhs, elections, riots, floods, fire, accidents or other natural calamities and any other events, such as sudden or planned rail closures or freight disruptions during festivals, political rallies, religious processions etc. or any other reasons beyond direct control of DTDC. This also includes any regular or sudden inspections carried out by any authorities or tax/customs agencies such as but not limited to Excise, Customs, GST, Income Tax, etc. or any other authorities competent to inspect goods or vehicles.

17. The Parties shall bear the freight and other charges at the time of booking or when 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 2% per month. The freight amount will be raised as per the agreed billing cycle on the service contract between the parties, and DTDC shall not be liable for any loss, damage or delay of the Consignment or if a consignment is undelivered due to non-take delivery of the Consignment address or recipient is not available to pay any applicable duties/taxes/charges or containing prohibited

items, or if the packaging of a Consignment is damaged to the extent that it is 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 remains undelivered beyond 48 hours from the date of tendering the Consignment for delivery, then the amount of warehouse charges at the rate of 0.1% of the Consignment invoice value per day will be paid at such other rate as may be fixed by DTDC from time to time. If the Consignment is not returned or claimed within 30 days from the date of tendering the Consignment for delivery, the Parties shall be liable to pay the right provided with the sale of the goods to realize all its dues.

18. The Parties shall not be entitled to file a complaint or any application to DTDC on the ground of claims arising out of reasons including loss of goods, missing, any bills, delivery challans, etc. However, DTDC will extend all reasonable cooperation to the Parties to help them to recover or replace the goods of such documents, whenever provisions are available.

19. DTDC shall have a general lien falling with Carrier's Lien on all Consignments in its possession, custody or control for any payment which may be due from the Parties or from any of the Consignees and such lien shall extend to freight charges, duties & GST or any other charges arising out of transportation. However:

20. Drivers, conductors and other holders of DTDC shall not be personally liable for any claims or liabilities arising out of service failures resulting out of situations, circumstances, situations, errors, failures or misleading statements/information from any employees of DTDC or of its contractual carriers or of its subcontractors.

21. All disputes or differences or claims arising in respect of the transaction between or regarding the rights, and obligations, under the Contract between the Parties and DTDC are referred to arbitration by arbitration with the Parties and the DTDC appointing one arbitrator each and each two arbitrators by mutual consent. Appointing a third arbitrator. The venue of arbitration shall be Bangalore only. Courts, all claims arising in respect of the Consignment under this agreement.

22. The consent under this agreement.

23. The consent under this agreement.

24. A tax invoice will be made available by DTDC to its Consignee partner, at the time of the shipment.

whichever is higher and between ₹. 1,00,001/- and ₹. 2,00,000/-, 0.02% per-risk surcharge shall be calculated at 1% of the DVC. DTDC shall not accept Consignments having DVC above ₹. 2,00,000/- under 'Carrier Risk'.

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