

Tax Invoice

SHARADKUMAR B CHALIKWAR B1-001,U/B FLOOR,BOOMERANG BLDG, CHANDIVALI FARM ROAD,ANDHERI-E, MUMBAI-400072 GSTIN/UIN: 27AEAPC0117Q1ZQ State Name : Maharashtra, Code : 27	Invoice No.	Dated
	24-25/DEC/007	31-Dec-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Kavita Anil Naik Residential No. 1105, 11th Floor, Wing - 25, Shraddha Paramount, Siddhivianayak CHSL, Tagore Nagar, Vikroli East, Mumbai, 400083 State Name : Maharashtra, Code : 27	PG-3960/24-25 dt. 31-Dec-24	
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	13407/2309871	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION CHARGES	997224	10,000.00
	CGST		900.00
	SGST		900.00
1105 (211125) 160300175349. Pune.			
Total			₹ 11,800.00

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

Indian Rupees Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
Total	10,000.00		900.00		900.00	1,800.00

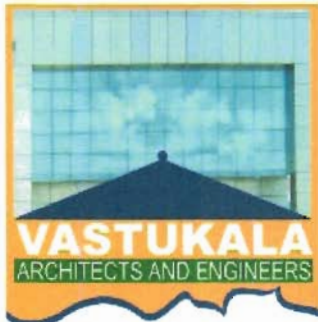
Tax Amount (in words) : **Indian Rupees One Thousand Eight Hundred Only**

Remarks:
 13407/2309871 Mrs. Kavita Anil Naik -
 Residential Flat No. 1105, 11th Floor, Building No.
 25, "Shraddha Paramount" Tagore Nagar
 Siddhivianayak Co-Op. Hsg. Soc. Ltd., Tagore
 Nagar, Vikhroli (East), Mumbai - 400 083,
 Maharashtra, India

Company's PAN : AEAPC0117Q

for SHARADKUMAR B CHALIKWAR


 Authorised Signatory



- 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 / Mrs. Kavita Anil Naik (13407/2309871)

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Vastu/Mumbai/12/2024/13407/2309871
31/07-569-VS
Date: 31.12.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1105, 11th Floor, Building No. 25, "Shraddha Paramount" Tagore Nagar Siddhivinayak Co-Op. Hsg. Soc. Ltd.", Tagore Nagar, Vikhroli (East), Mumbai – 400 083, Maharashtra, India was belonging to **Mrs. Kavita Anil Naik**. The old building was gone for redevelopment in the year 2019. New flat allotted as per Alternate Accommodation Agreement dated 15.11.2022. Said new flat sold to Mr. Pavan Keshav Salke, Mr. Keshav Namdev Salke and Mrs. Sheetal Keshav Salke as per Agreement for Sale dated 13.03.2024.

Boundaries of the property.

North : Puneet Sanjeevani Tower
South : Suyog CHSL
East : Road
West : 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 15.11.2022 at ₹ 89,23,609.00 (Rupees Eighty Nine Lakh Twenty Three Thousand Six Hundred Nine Only).
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ 93,81,921.00 (Rupees Ninety Three Lakh Eighty One Thousand Nine Hundred Twenty One Only) without any major Renovation & improvement after 2022.



GST.No: 27BDKPT0721R1ZW



SHREE
TIRUPATI®

COURIER SERVICES PVT. LTD.

CASH RECEIPT

ISSUED BY FRANCHISEE

GST No. 27BDKPT0721R1ZW

FRANCHISEE : SHREE BALVI ENTERPRISES - 4, NATAL ESTATE, S. J. DSOUZA COMPOUND, Nr. KAMANI OIL MILL, NEXT TO CHANDIVALI BUS STOP, CHANDIVALI-ANDHERI (E), MUMBAI-72. Mo. 80808 02338/63510 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER	
CHANDIVALI, ANDHERI (E) PUNE		02-01-25	160300175549	
SENDER VASTUKALA CONS GST No. :	RECEIVER VISHAL ANIL			
DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
Mo- 8452984112				
DOCUMENTS	0.00	200.00	67.80	SGST[9.00]: 6.10 CGST[9.00%]: 6.10
I HEREBY AGREE WITH THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE OF THIS NON-NEGOTIABLE CONSIGNMENT NOTE AND WARRANT THAT THE INFORMATION DECLARED BY ME IN THIS MEMO IS TRUE AND CORRECT.		RECEIVER'S SIGNATURE & RUBBER STAMP NAME :		Total.Amt: 80.00 DATE :
SENDER'S SIGNATURE <i>I Warrant that all details given herein are true and correct</i>		Received in good order and condition	 A.M. /P.M.
www.shreetirupati.com		Note : Cash, Gold, Silver, Diamond, Liquid & IATA Rest. Item are not Accepted By Us. DO NOT KEEP CASH IN THE ENVELOPE.		RECEIVED BY SHREE BALVI ENTERPRISES-MUMBAI.

TIME :
03:04 PM

BRANC

P.T.O.

TERMS & CONDITIONS

1. This memo is only for document / packet of papers / parcels of Goods.
2. In case of loss, theft, damage and mishandling of booked consignment maximum liability of the Company / Franchisee shall not be exceeding to the sum equivalent to ten times of Courier charges for un-insured documents and five times of courier charges for un - insured parcels, in any case.
3. The Currency, Bearer Cheques, Hundies, Rukka, Bearer Bilty and / or similar other documents, Gold, Silver, Jewellery Precious stones, Liquid, Semi liquid Perishable / frigle goods narcotics and / or any other item which are prohibited and / or restricted by statutory law and acts are strictly not accepted by us. If such articles are enclosed without our information, the Company / Franchisee will just not be liable for the same and no claim shall be entertained for such articles.
4. Do not send your Document/Parcel which is Original and Duplication for the same is not possible. No. claim will be entertained for any Delay, Loss or Brakage for the same.
5. Sender's must indicate the actual and correct nature of goods.
6. In case of valuable parcel consignor should declare the value and pay the valuation charges @ Rs. 10 per valuation of Rs. 1000/- and Insurance charges for articles to be insured, otherwise no claim be considered as per term no. 2
7. The company reserves the right to entrust the goods of any other carrier. The Company / Franchisee will not be liable for any delay, damage or loss - during its transit through other carrier - or situation beyond control a. f. e. occurred due to acts of God or man-made calamities.
8. No complaint / claim shall be entertained by the Company / Franchisee after the expiry of 30 days of the booking of consignment.
9. Subject to **RAJKOT** (Guj.) Jurisdiction only.

ગ્રાહકોને ખાસ સુચના :

કવર તથા પાર્સલમાં રોકડ રકમ, સોનું-ચાંદી, હીરા બેરર ચેક/ડ્રાફ્ટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર મુકવામાં આવશે તો અમે જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.