

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5638/22-23	Dated 24-Feb-23
Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 29916 / 45690	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE <i>(Technical Inspection and Certification Services)</i>	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	Central Tax		State Tax		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:
 "Name of Owner: Mr. Santosh Narayan Bhogate, Name of Client / Proposed Purchaser: Mr. Frank James Fernandes & Mrs. Chona Frank Fernandes - Residential Flat No. 703, 7th Floor, Wing - B, ""Guruvilasam Co-Op. Hsg. Soc. Ltd."" , Ashok Nagar, Kanjur Village, Bhandup (East), Mumbai, PIN Code – 400 042, 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 : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Rattol
 Authorised Signatory

This is a Computer Generated Invoice



Structural Stability Report

Structural Observation Report of Residential Flat No. 703, 7th Floor, Wing - B, "Guruvilasam Co-Op. Hsg. Soc. Ltd.", Ashok Nagar, Kanjur Village, Bhandup (East), Mumbai, PIN Code – 400 042, State – Maharashtra, Country – India.

Name of Owner: **Mr. Santosh Narayan Bhogate.**

Name of Client / Proposed Purchaser: **Mr. Frank James Fernandes & Mrs. Chona Frank Fernandes.**

This is to certify that on visual inspection, it appears that the structure of the building "Guruvilasam Co-Op. Hsg. Soc. Ltd.", is in normal condition and the future life can be reasonably takes under normal working condition and with proper periodic repairs & maintenance is about 41 years.

General Information:

A.	Introduction	
1	Name of Building	Guruvilasam Co-Op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 703, 7 th Floor, Wing - B, "Guruvilasam Co-Op. Hsg. Soc. Ltd.", Ashok Nagar, Kanjur Village, Bhandup (East), Mumbai, PIN Code – 400 042, State – Maharashtra, Country – India
3	Type of Building	Residential use
4	No. of Floors	Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt Car Parking
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 side plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	2004 (As per Occupancy Certificate)
11	Present age of building	19 years
12	Residual age of the building	41 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 Flats
14	Methodology adopted	As per visual site inspection



Our Pan India Presence at :

- Mumbai
- Aurangabad
- Pune
- Rajkot
- Thane
- Nanded
- Indore
- Rajpur
- Delhi NCR
- Nashik
- Ahmedabad
- Jaipur

- Regd. Office :** 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
- TeleFax: +91 22 28371325/24
- mumbai@vastukala.org



B. External Observation of the Building		
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal Condition
4	Cracks on the external walls	Not Found
5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Not Found
7	Vegetation	Not Found
8	Leakages of water in the drainage pipes or water pipes	Not Found
9	Dampness external in the wall due to leakages	Not Found
10	Any other observation about the condition of external side of the building	The external condition is Normal
C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Good Condition
2	Columns (Cracks & Leakages)	Good Condition
3	Ceiling (Cracks & Leakages)	Good Condition
4	Leakages inside the property	Not Found
5	Painting inside the property	Good
6	Maintenance of staircase & cracks	Normal

D Common Observation		
1	Structural Audit of the Building Under Bye – Laws No. 77 of the Model Bye Laws (Co-Operative Societies Act / Rules)	As per Bye Laws No. 77 of Co-Op. Societies Bye Laws under the Act the society shall conduct a Structural Audit of the building of the society as follows
2	Remark	No Structural Audit Report is furnished for the perusal

E Conclusion	
<p>The captioned building is having Stilt + 7 Upper Floors which is constructed in year 2004. Estimated future life under present circumstances is about 41 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 24.02.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained Normal & will stand future life subject to proper, preventive periodic maintenance & structural repairs.</p> <p>Our Observations about the structure are given above.</p> <p>The above assessment is based on visual inspection only.</p>	

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
serial=1, email=cm@vastukala.org, o=VCL
Date: 2023.02.22 11:39:29 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



Vastukala Consultants (I) Pvt. Ltd.

Think. Innovate. Create

An ISO 9001:2015 Certified Company

www.vastukala.org



Actual Site Photographs

