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

Buyer (Bill to)

STATE BANK OF INDIA RACPC SION BRANCH

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol

Road, Off L.B.S.Marg, Kurla (West), Mumbai - 400070

State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name

: Maharashtra, Code: 27

Invoice No.	Dated
PG-5902/22-23	22-Mar-23
Delivery Note	Mode/Terms of Payment AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. 30463 / 46251	Delivery Note Date
Dispatched through	Destination

Terms of Delivery

SI No.	Particulars		HSN/SAC	GST Rate	Amount
1 2	VALUATION FEE STRUCTURAL REPORT FEE	CGST SGST		18 % 18 %	2,500.00 2,500.00 450.00 450.00
		Total	1		₹ 5,900.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable	Cen	tral Tax	Sta	ate Tax	Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

Tax Amount (in words): Indian Rupee Nine Hundred Only

Remarks:

Mr. Ajay Harishchandra Yadav & Mr. Jaibind Harishchandra Yadav - Residential Flat No. 001, Ground Floor, Wing - A, Building No. 4, "Kukreja Complex Building No. 4 (A, B, C) Co-op. Hsg. Soc. Ltd. Opp. Jain Temple, L.B.S. Road, Bhandup (West), Mumbai - 400 078, 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

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI / RACPC Sion / Mr. Ajay Harishchandra Yadav (30463 / 46251)

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Structural Stability Report

Structural observation report Residential Flat No. 001, Ground Floor, Wing - A, Building No. 4, "Kukreja Complex Building No. 4 (A, B, C) Co-op. Hsg. Soc. Ltd.", Opp. Jain Temple, L.B.S. Road, Bhandup (West), Mumbai - 400 078, State - Maharashtra, Country - India.

Name of Owner: Mr. Ajay Harishchandra Yadav & Mr. Jaibind Harishchandra Yadav.

This is to certify that on visual inspection, it appears that the structure of "Kukreja Complex Building No. 4 (A, B, C) Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 42 years.

General Information:

A.		Introduction		
1	Name of Building	Kukreja Complex Building No. 4 (A, B, C) Co-op. Hsg. Soc. Ltd."		
2	Property Address	Residential Flat No. 001, Ground Floor, Wing – A, Building No. 4, "Kukreja Complex Building No. 4 (A, B, C) Coop. Hsg. Soc. Ltd.", Opp. Jain Temple, L.B.S. Road, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India.		
3	Type of Building	Residential Flat No. 001		
4	No. of Floors	Ground + 7 Upper Floors		
5	Whether stilt / podium / open parking provided	Open car parking space		
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 sides plastered		
9	Type of Compound	Brick Masonry Walls		
10	Year of Construction	2005 (As per Occupancy Certificate)		
11	Present age of building	18 years		
12	Residual age of the building	42 years Subject to proper, preventive periodic maintenance & structural repairs.		
13	No. of Flats (Per Floor)	2 Flats on Ground Floor		
14	Methodology adopted	As per visual site inspection		



Our Pan India Presence at :

Mumbai Aurangabad Pune Thane Nonded

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Indore 💡 Ahmedabad 💡 Jaipur

Rajkot Rajkot Raipur

Regd. Office: 121, 1st Floor, Ackruti 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	Good Condition	
2	Chajjas	Good Condition	
3	Plumbing	Normal Condition	
4	Cracks on the external walls	Not Found	
5	Filling cracks on the external walls	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 of the building is in normal condition	
С	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	Good	

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

E Conclusion

The captioned building is having Ground + 7 Upper Floors which is constructed in year 2005 (As per Occupancy Certificate). Estimated future life under present circumstances is about 42 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 21.03.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & good structural repairs.

Our Observations about the structure are given above.

The above assessment is based on visual inspection only.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

District registed by ARMOLI SARILAND CHELLANDA No 1004 Anniel Charles & Costis (1907) 31 HWANT LIMBERS 1004 ANNIEL SARILANDA (1901) 1907 31 HWANT LIMBERS 1004 ANNIEL SARILANDA (1901) 1907 ANNIEL SARILANDA (1907) 1



Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

JSB Emp. No. 36/LOAN H.O./2016-17/232





Actual site photographs















