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 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

Invoice No.	Dated
PG-6126/22-23	28-Mar-23
Delivery Note	Mode/Terms of Payment
	AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No.	Delivery Note Date
30630 / 46478	
Dispatched through	Destination

	/	/		_
SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE (Technical Inspection and Certification Services) CGST SGST	997224	18 %	2,500.00 225.00 225.00

Terms of Delivery

Total ₹ 2,950.00 E. & O.E

Amount Chargeable (in words)

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC T	Taxable	Central Tax		State Tax		Total
- A 3 - A 3	Value	Rate	Amount	Rate	Amount	Tax 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:

Mr. Sadananda V. Nayak & Mrs. Varsha S. Nayak. Name of Proposed purchaser is Mr. Sujeet Muthu Madaparambil & Mrs. Mugdha Jayant Sathe -Residential Flat No. 1007, 10th Floor, Galaxy Building, "Galaxy Co-Op. Hsg. Soc. Ltd.", Srishti Complex, Opp. L & T Gate No. 7, Saki Vihar Road, Powai, Kurla (West) , Mumbai - 400 072, 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

: State Bank of India Bank Name

A/c No. 32632562114

Branch & IFS Code: MIDC Andheri (E) & SBIN0007074



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Sed Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org



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





Structural Stability Report Prepared For: SBI / RACPC Ghatkopar (West) / Mr. Sujeet Muthu Madaparambil(30630/46478)Page 1 of 3 Vastu/Mumbai/03/2023/30630/46478

28/36-668-PSV Date: 28.03.2023

Structural Stability Report

StructuralObservation Report of Residential Flat No. 1007, 10th Floor, Galaxy Building, "Galaxy Co-Op. Hsg. Soc. Ltd.", Srishti Complex, Opp. L & T Gate No. 7, Saki Vihar Road, Powai, Kurla (West), Mumbai – 400 072, State – Maharashtra, Country – India.

Name of Owner: Mr. Sadananda V. Nayak & Mrs. Varsha S. Nayak

Name of Proposed Purchaser: Mr. Sujeet Muthu Madaparambil & Mrs. Mugdha Jayant Sathe

This is to certify that on visual inspection, it appears that the structure at "Galaxy 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 43 years.

General Information:

A.		Introduction		
1	Name of Building	"Galaxy Co-Op. Hsg. Soc. Ltd."		
2	Property Address	Residential Flat No. 1007, 10th Floor, Galaxy Building, "Galaxy Co-Op. Hsg. Soc. Ltd.", Srishti Complex, Opp. L & T Gate No. 7, Saki Vihar Road, Powai, Kurla (West), Mumbai – 400 072, State – Maharashtra, Country – India.		
3	Type of Building	Residential		
4	No. of Floors	Stilt + 12 Upper Floors		
5	Whether stilt / podium / open parking	Stilt Car Parking Space		
	provided			
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	2006 (As per Occupancy Certificate)		
11	Present age of building	17 years		
12	Residual age of the building	43 years Subject to proper, preventive periodic maintenance & structural repairs.		
13	No. of flats (Per Floor)	7 Flats on 10th Floor		
14	Methodology adopted	As per visual site inspection		







Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

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mumbai@vastukala.org

Structural Stability Report Prepared For: SBI / RACPC Ghatkopar (West) / Mr. Sujeet Muthu Madaparambil(30630/46478)Page 2 of 3

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	Not found		
	or water pipes			
9	Dampness external in the wall due to	Not found		
	leakages			
10	Any other observation about the	The external condition of the building is in good condition		
	condition of external side of the building	18)		
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	Normal		
6	Maintenance of staircase & cracks	Normal		
D	Common Observation			
1	Structural Audit of the Building Under Bye As per bye Laws No. 77 of Co-Op. Societies bye La			
	- 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	No Structural Audit Report is furnished for the perusal		

E Conclusion

The captioned building is having Stilt + 12 Upper Floors which are constructed in year 2006 (As per Occupancy Certificate). Estimated future life under present circumstances is about 43 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 26.03.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normalcondition & 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

Digitally support for MANCH DRAILINGS CHALLINGS (THE AUGUST OF CHALLINGS CHA

Auth. Sign.

Manoj B. Chalikwar

Director

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

SBI Empanelment No.: SME/TCC/2021-22/86/3





Actual site photographs



















