

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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) <b>STATE BANK OF INDIA - RACPC GHATKOPAR</b> 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. <b>PG-193/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30629 / 2300196</b> Dispatched through Terms of Delivery	Dated <b>21-Apr-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>STRUCTURAL REPORT FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>Total</b>			<b>₹ 2,950.00</b>

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
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

**Remarks:**

Mr. Abhishek Badkul, Mr. Ashok Kumar Jain & Mrs. Kalpna Jain. Name of Proposed Purchaser is Mr. Nachiket D. Humne, Mrs. Jaimala D. Humne & Mr. Dhananjay G. Humne - Residential Flat No. 505, 5th Floor, "Valentina Co-op. Hsg. Soc. Ltd.", Hiranandani Estate, Behind Municipal Commissioner Bungalow, Patlipada, Village Kolshet, Ghodbunder Road, Thane (West) - 400 607, State - Maharashtra, Country - India  
 Company's PAN : **AADCV4303R**

**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

**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

for **Vastukala Consultants (I) Pvt Ltd**

*Rattol*  
 Authorized Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

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Structural Stability Report Prepared For: SBI / RACPC Ghatkopar Branch / Mr. Nachiket D. Humne (30629 / 2300196) Page 1 of 4

Vastu/Mumbai/04/2023/30629/2300196  
21/05-193-SBSH  
Date: 21.04.2023

## Structural Stability Report

Structural Observation Report of Residential Flat No. 505, 5<sup>th</sup> Floor, "Valentina Co-op. Hsg. Soc. Ltd.", Hiranandani Estate, Behind Municipal Commissioner Bungalow, Patlipada, Village Kolshet, Ghodbunder Road, Thane (West) – 400 607, State – Maharashtra, Country – India.

Name of Proposed Purchaser: **Mr. Nachiket D. Humne, Mrs. Jaimala D. Humne & Mr. Dhananjay G. Humne**

Name of Owners: **Mr. Abhishek Badkul, Mr. Ashok Kumar Jain & Mrs. Kalpna Jain**

This is to certify that on visual inspection, it appears that the structure of the at "Valentina Co-op. Hsg. Soc. Ltd." is in good condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 43 years.

### General Information:

A.	Introduction	
1	Name of Building	"Valentina Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 505, 5 <sup>th</sup> Floor, "Valentina Co-op. Hsg. Soc. Ltd.", Hiranandani Estate, Behind Municipal Commissioner Bungalow, Patlipada, Village Kolshet, Ghodbunder Road, Thane (West) – 400 607, State – Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Stilt + 12 Upper Floors
5	Whether stilt / podium / open parking provided	Along with One Open Car Parking Space No. 40
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)	6 Flats on 5 <sup>th</sup> Floor
14	Methodology adopted	As per visual site inspection



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### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Joipur



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

<b>B.</b>	<b>External Observation of the Building</b>	
1	Plaster	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good 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 of the building is in good condition
<b>C</b>	<b>Internal Observation of the common areas of the building and captioned premises</b>	
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
<b>D</b>	<b>Common Observation</b>	
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
<b>E</b>	<b>Conclusion</b>	
<p>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 &amp; structural repairs.</p> <p>The inspection dated 27.03.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in good condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; Good 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,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.21 12:47:30 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.

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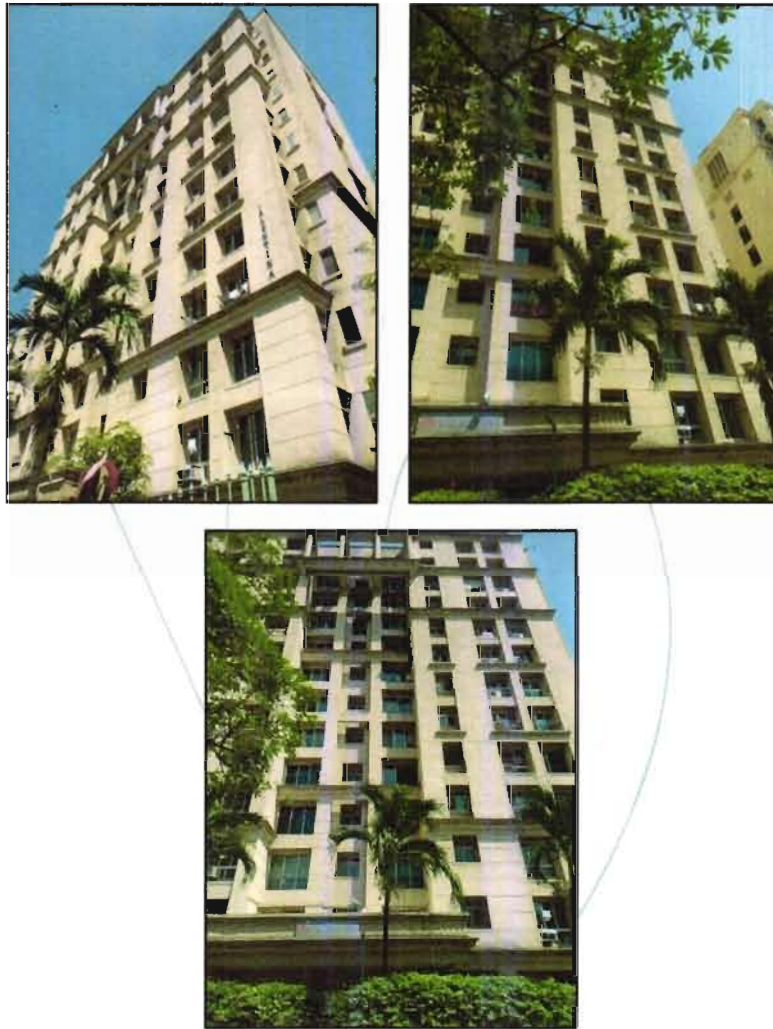




## Actual Site Photographs



## Actual Site Photographs



Think.Innovate.Create