

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-873/23-24	Dated 31-May-23
Buyer (Bill to) STATE BANK OF INDIA- RACPC BELAPUR Estate Department Corporate Center, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D Belapur, Navi Mumbai- 400614 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30834 / 2300874	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 %	1,500.00
	CGST			135.00
	SGST			135.00
Total				₹ 1,770.00

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

Indian Rupee One Thousand Seven Hundred Seventy Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00		135.00		135.00	270.00

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

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

Remarks:

Mr. Piyush Jethabhai Valendra - Residential Room No. B-25, Plot No. 119, "Gorai (2) Omkar Co-op. Hsg. Soc. Ltd.", RSC 27, Gorai (2), Borivali (W), (World Bank Project, MHADA), Mumbai - 400 091, 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

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

Rattol
 Authenticated Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Structural Stability Report Prepared For: SBI/ RACPC Belapur Branch / Mr. Piyush Jethabhai Valendra (30834/2300874) Page 1 of 3

Vastu/Mumbai/05/2023/30834/2300874

31/03-485-NIPA

Date: 31 05 2023

Structural Stability Report

Structural Observation Report of Residential Room No. B-25, Ground Floor, Plot No. 119, "Gorai (2) Omkar Co-op. Hsg. Soc. Ltd.", RSC 27, Gorai (2), Borivali (W), (World Bank Project, MHADA), Mumbai – 400 091, State – Maharashtra, Country – India.

Name of Owner: **Mr. Piyush Jethabhai Valendra.**

This is to certify that on visual inspection, it appears that the structure of "Gorai (2) Omkar 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 29 years.

General Information:

A.	Introduction	
1	Name of Building	Gorai (2) Omkar Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Room No. B-25, Ground Floor, Plot No. 119, "Gorai (2) Omkar Co-op. Hsg. Soc. Ltd.", RSC 27, Gorai (2), Borivali (W), (World Bank Project, MHADA), Mumbai – 400 091, State – Maharashtra, Country – India
3	Type of Building	Residential used
4	No. of Floors	Ground + 1 st + Terrace Floor
5	Whether stilt / podium / open parking provided	Open 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 sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1992 (As per Agreement for Sale)
11	Present age of building	31 Years
12	Residual age of the building	29 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	31 Rooms on Ground Floor
14	Methodology adopted	As per visual site inspection



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
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 of the building is in normal condition
C	Internal Observation of the common areas of the building and captioned premises	
1	Beams (Cracks & Leakages)	Normal Condition
2	Columns (Cracks & Leakages)	Normal Condition
3	Ceiling (Cracks & Leakages)	Normal Condition
4	Leakages inside the property	Not Found
5	Painting inside the property	Normal. Minor Cracks were found at some places.
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 Ground + 1st + Terrace Floor which are constructed in year 1992 (As per Agreement for Sale). Estimated future life under present circumstances is about 29 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 06.04.2023 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.</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
Director

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: 2023.05.31 10:04:56 +05'30'

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/2017-18/942/178



Vastukala Consultants (I) Pvt. Ltd.

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Actual Site Photographs



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