

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. PG-72(A)/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 30876 / 2300074 Dispatched through Terms of Delivery	Dated 13-Apr-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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Sl 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			In₹ 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:

Mrs. Jyoti Shivram & Mr. Vikram Shivram. Name of Proposed Purchaser is Mr. Nikhil Rajkumar Nagda, Miss. Bhumi Harshad Jobanputra Alias Mrs. Bhumi Nikhil Nagda & Mrs. Jeevan Rajkumar Nagda. - Residential Flat No. 803, 8th Floor, "Crimson", Colorscape Co-op. Hsg. Soc. Ltd., Dindayal Upadhyay Marg, Off. L.B.S. Marg, Mulund (West), Mumbai – 400 080, 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**

Rattal
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Structural Stability Report Prepared For: SBI / RACPC Ghatkopar Branch / Mr. Nikhil Rajkumar Nagda (30876 / 2300074) Page 1 of 4

Vastu/Mumbai/04/2023/30876/2300074
13/01-72-SBSH
Date: 13.04.2023

Structural Stability Report

Structural Observation Report of Residential Flat No. 803, 8th Floor, "Crimson", Colorscape Co-op. Hsg. Soc. Ltd., Dindayal Upadhyay Marg, Off. L.B.S. Marg, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.

Name of Proposed Purchaser: **Mr. Nikhil Rajkumar Nagda, Miss. Bhumi Harshad Jobanputra Alias Mrs. Bhumi Nikhil Nagda & Mrs. Jeevan Rajkumar Nagda**

Name of Owners: **Mrs. Jyoti Shivram & Mr. Vikram Shivram**

This is to certify that on visual inspection, it appears that the structure of the at "Crimson", Colorscape 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 45 years.

General Information:

A.	Introduction	
1	Name of Building	"Crimson", Colorscape Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 803, 8 th Floor, "Crimson", Colorscape Co-op. Hsg. Soc. Ltd., Dindayal Upadhyay Marg, Off. L.B.S. Marg, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Basement + Stilt + 13 Upper Floors
5	Whether stilt / podium / open parking provided	Open / Covered 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	2008 (As per occupancy certificate)
11	Present age of building	15 years
12	Residual age of the building	45 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 8 th 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	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
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	Good

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 Basement + Stilt + 13 Upper Floors which are constructed in year 2008 as per occupancy certificate. Estimated future life under present circumstances is about 45 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 11.04.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in good 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

Digitally signed by Sharadkumar B. Chalikwar
DN: c=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.13.15:42:29 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



Vastukala Consultants (I) Pvt. Ltd.
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Actual Site Photographs



Actual Site Photographs

