

# 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	Invoice No. <b>PG-354/23-24</b>	Dated <b>29-Apr-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA- RACPC BELAPUR</b> 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 <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer's Order No.	Dated	
Dispatch Doc No. <b>30900 / 2300204</b>	Delivery Note Date	
Dispatched through	Destination	
Terms of Delivery		

SI 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. Shubham Shrinivas Navale & Mrs. Kalpana Shrinivas Navale - Residential Flat No. C-2A/14/0:2, Ground Floor, Building No 14, "C/2A", Sector 16, Village - Vashi, Taluka - Thane, District - Thane, Navi Mumbai, PIN -400703, State - Maharashtra, 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

## Structural Stability Report

Structural Observation Report of Residential Flat No. C-2A/14/0:2, Ground Floor, Building No 14, "C/2A", Sector 16, Village - Vashi, Taluka - Thane, District - Thane, Navi Mumbai, PIN – 400 703, State - Maharashtra, India.

Name of Owners: **Mr. Shubham Shrinivas Navale & Mrs. Kalpana Shrinivas Navale.**

This is to certify that on visual inspection, it appears that the structure at "C/2A". is in average condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 20 years.

### General Information:

A.	Introduction	
1	Name of Building	"C/2A"
2	Property Address	Residential Flat No. C-2A/14/0:2, Ground Floor, Building No. 14, "C/2A", Sector 16, Village - Vashi, Taluka - Thane, District - Thane, Navi Mumbai, PIN -400703, State - Maharashtra, India
3	Type of Building	Residential
4	No. of Floors	Ground + 3 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	1983 (As per CIDCO Allotment Letter)
11	Present age of building	40 years
12	Residual age of the building	20 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	Ground Floor is having 4 Flats
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, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

<b>B. External Observation of the Building</b>		
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Good Condition
4	Cracks on the external walls	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	Found
10	Any other observation about the condition of external side of the building	The external condition of the building is Normal
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
1	Beams (Cracks & Leakages)	Not found
2	Columns (Cracks & Leakages)	Not found
3	Ceiling (Cracks & Leakages)	Not found
4	Leakages inside the property	Not found
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Normal
<b>D 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 Conclusion</b>		
<p>The captioned building is having Ground + 3 Upper Floors which are constructed in year 1983 as per CIDCO Allotment Letter. Estimated future life under present circumstances is about 20 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 15.04.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal 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.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=BA, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
email=, c=IN, o=, ou=, email=, cn=MANOJ BABURAO CHALIKWAR,  
serial=1279017a1805432, postalCode=400069, postalCode=400069,  
streetAddress=1279017a1805432, postalCode=400069, postalCode=400069,  
serial=1279017a1805432, postalCode=400069, postalCode=400069,  
Date: 2023.04.05 09:54:16 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



## Actual site photographs

