

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-701/23-24 | Dated 20-May-23 |
| Buyer (Bill to) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 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. 30905 / 2300703 | 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 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 225.00 |
| Total | | | | ₹ 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. Lal Dai Kim - Residential Row House No. RH - II, C - 30, Building Type RH - II, New Plot No. C19, Sector - 6, Village - Vashi, Navi Mumbai, Taluka & District - Thane, PIN - 400 703, 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


 Authorized Signatory

This is a Computer Generated Invoice

Structural Stability Report

Structural Observation Report of Residential Row House No. RH - II, C - 30, **Building Type RH - II**, New Plot No. C19, Sector - 6, Village - Vashi, Navi Mumbai, Taluka & District - Thane, PIN – 400 703, State - Maharashtra, Country – India.

Name of Owners: **Mrs. Lal Dai Kim.**

This is to certify that on visual inspection, it appears that the structure at "**Building Type RH - II**" is in Good condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 15 years.

General Information:

| A. | Introduction | |
|----|--|---|
| 1 | Name of Row House | " Building Type RH - II " |
| 2 | Property Address | Residential Row House No. RH - II, C - 30, Building Type RH - II , New Plot No. C19, Sector - 6, Village - Vashi, Navi Mumbai, Taluka & District - Thane, PIN – 400 703, State - Maharashtra, Country - India. |
| 3 | Type of Row House | Residential |
| 4 | No. of Floors | Ground + 2 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open Parking Space |
| 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 | 1978 (As per Agreement) |
| 11 | Present age of Row House | 45 years |
| 12 | Residual age of the Row House | 15 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | Independent Residential Row House No. RH - II |
| 14 | Methodology adopted | As per visual site inspection |



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

mumbai@vastukala.org

| B. External Observation of the Row House | | |
|---|---|--|
| 1 | Plaster | Not found |
| 2 | Chajjas | Not found |
| 3 | Plumbing | Not found |
| 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 Row House | The external condition of the Row House is Good. |
| C Internal Observation of the common areas of the Row House and captioned premises | | |
| 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 |

| D Common Observation | | |
|-----------------------------|--|---|
| 1 | Structural Audit of the Row House 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 Row House of the society as follows |
| 2 | Remark | 1. No Structural Audit Report is furnished for the perusal |

| E Conclusion | |
|---|--|
| <p>The captioned Row House is having Ground + 2 Upper Floors which are constructed in year 1978 as per Agreement. Estimated future life under present circumstances is about 15 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 13.04.2023 reveals no structural damage or deterioration to the Row House. The Row House 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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA, email=manoj.chalikwar@vastukala.org, c=IN, postalCode=400001, serialNumber=1, uri=mailto:manoj.chalikwar@vastukala.org, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.22 09:27:09 +05'30'

Auth. Sign.



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Actual site photographs

