

# 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-700/23-24</b>	Dated <b>20-May-23</b>
Buyer (Bill to) <b>JANASEVA SAHAKARI BANK-BHAYANDER EAST</b> BHAYANDER EAST Janki Awanue 1st Floor, Phatak Road, Bhaynder East Thane-401105 GSTIN/UIN : 27AAAAJ1528R2ZA 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>31111 / 2300702</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 %	1,500.00
	<b>CGST</b>			135.00
	<b>SGST</b>			135.00
<b>Total</b>				<b>₹ 1,770.00</b>

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
<b>Total</b>	<b>1,500.00</b>		<b>135.00</b>		<b>135.00</b>	<b>270.00</b>

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

**Remarks:**  
 Mr. Habib Niyaz Ahmad Manihar - Residential Flat No. 101, 1st Floor, "Anwar Apartment Co-Op. Hsg. Soc. Ltd.", Opp. Reliance Infrastructure Office, Near Bhayander Phatak Road, Bhayander (East), Thane - 401 105, 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 : **ICICI BANK LTD**  
 A/c No. : **123105000319**  
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

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

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company www.vastukala.org



## Structural Stability Report

Structural Observation Report of Residential Flat No. 101, 1<sup>st</sup> Floor, "Anwar Apartment Co-Op. Hsg. Soc. Ltd.", Opp. Reliance Infrastructure Office, Near Bhayander Phatak Road, Bhayander (East), Thane - 401 105, State - Maharashtra, Country - India.

Name of Owners: **Mr. Habib Niyaz Ahmad Manihar.**

This is to certify that on visual inspection, it appears that the structure at "Anwar Apartment Co-Op. Hsg. Soc. Ltd." is in average condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 35 years.

### General Information:

A.	Introduction	
1	Name of Building	"Anwar Apartment Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 101, 1 <sup>st</sup> Floor, "Anwar Apartment Co-Op. Hsg. Soc. Ltd.", Opp. Reliance Infrastructure Office, Near Bhayander Phatak Road, Bhayander (East), Thane - 401 105, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 4 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	1998 (As per Occupancy Certificate)
11	Present age of building	25 years
12	Residual age of the building	35 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	6 Flats on 10 <sup>th</sup> Floor
14	Methodology adopted	As per visual site inspection



### Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Roipur
- Jaipur

TeleFax : +91 22 28371325/24

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

mumbai@vastukala.org

<b>B. External Observation of the Building</b>		
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal Condition
4	Cracks on the external walls	Found
5	Filling cracks on the external walls	Not found
6	Cracks on columns & beams	Not found
7	Vegetation	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	1. The flat under valuation is averagely maintained. At some places plaster is pilled out. 2. No Structural Audit Report is furnished for the perusal

<b>E Conclusion</b>	
<p>The captioned building is having Ground + 4 Upper Floors which are reconstructed in year 1998 as per Occupancy Certificate. Estimated future life under present circumstances is about 35 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 25.04.2023 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=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adman,  
2.5.4.20194223564b2d75d033a0c79a2065913d90f5d33e113  
315279517418b5652, postalCode=000069, st=Maharashtra,  
serialNumber=1, alpha2=IN, email=manoj.chalikwar@vastukala.org,  
o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adman,  
date=2023.02.22 09:55:18 +05'30'



Director

Auth. Sign.

**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.

Think. Innovate. Create

An ISO 9001:2015 Certified Company

www.vastukala.org





### Actual site photographs

