

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 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	Invoice No. PG-409/23-24 Dated 3-May-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 31121 / 2300414 Delivery Note Date Dispatched through Destination Terms of Delivery
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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:

"Mr. Ritesh Babanrao
 Dahake & Mrs. Madhuri Ritesh Dahake alias Madhuri
 Avdhut Wanre - Residential Flat No. 103, 1st Floor,
 Wing - G, ""New Omkar Co-op. Hsg.
 Soc. Ltd."" , Vijay Park, Near Jangid Complex / Shanti
 Park, Village - Mira, Municipality Ward No. Q, Taluka -
 Thane,
 District - Thane, Mira Road (East), PIN - 401 107, 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

Datto d
 Authorised Signatory

This is a Computer Generated Invoice

Structural Stability Report

Structural Observation Report of Residential Flat No. 103, 1st Floor, Wing - G, "New Omkar Co-op. Hsg. Soc. Ltd.", Vijay Park, Near Jangid Complex / Shanti Park, Village - Mira, Municipality Ward No. Q, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India.

Name of Owners: **Mr. Ritesh Babanrao Dahake &**

Mrs. Madhuri Ritesh Dahake alias Madhuri Avdhut Wanre.

This is to certify that on visual inspection, it appears that the structure at "New Omkar Co-op. Hsg. Soc. Ltd." is in average 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	"New Omkar Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 103, 1st Floor, Wing - G, "New Omkar Co-op. Hsg. Soc. Ltd.", Vijay Park, Near Jangid Complex / Shanti Park, Village - Mira, Municipality Ward No. Q, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 2 Upper Floors
5	Whether stillt / 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 Occupancy Certificate)
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)	1st 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, 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	Minor cracks found at many places
5	Filling cracks on the external walls	Not found
6	Cracks on columns & beams	Minor cracks 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	Minor dampness found
10	Any other observation about the condition of external side of the building	The external condition of the building is averagely maintained.
C	Internal Observation of the common areas of the building and captioned premises	
1	Beams (Cracks & Leakages)	Minor cracks found
2	Columns (Cracks & Leakages)	Minor cracks found
3	Ceiling (Cracks & Leakages)	Not found
4	Leakages inside the property	Minor leakage found
5	Painting inside the property	Averagely maintained
6	Maintenance of staircase & cracks	Averagely maintained

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 + 2 Upper Floors which are constructed in year 1992 as per Occupancy Certificate. Estimated future life under present circumstances is about 29 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 26.04.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in average 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=CHALIKWAR,
2.5.4.21=99226649d175d03140c739a2666091340215d339411133
11217017a1b0552, postalCode=400009, email=baburao@v
astukala.com, serialNumber=1.5.6.5.5Mab0cc890602255a81e1c1311b22e
39442872929327702259AC, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.24 11:02:01 +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



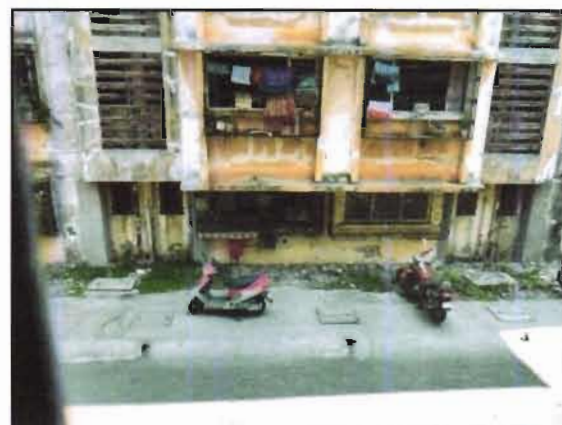
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Actual site photographs



Actual site photographs

