#### PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd PG-459/23-24 8-May-23 Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), **Delivery Note** Mode/Terms of Payment Mumbai - 400 093 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - RASMECCC BHAYANDAR

RASMECCC BHAYANDAR Unit No.101,102.103B,1st Fllor,

IT Landmark BUilding, 150ft. Road, Near Hotel Nidhi Opp.Maxus Mali, Bhaynder (West), Thane-401101

: 27AAACS8577K2ZO GSTIN/UIN State Name : Maharashtra, Code: 27

	VOUID I INT OIL
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No.	Delivery Note Date
<b>31200 / 2300464</b> Dispatched through	Destination

Terms of Delivery

SI No.	Particulars	1	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE (Technical Inspection and Certification Services)	CGST SGST		18 %	1,500.00 135.00 135.00
			1		
	σ.	Total	7		₹ 1,770.00

Amount Chargeable (in words)

E. & O.E

## Indian Rupee One Thousand Seven Hundred Seventy Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00		135.00		135.00	270.00

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

Company's Bank Details

Bank Name : State Bank of India

32632562114 A/c No.

Branch & IFS Code: MIDC Andheri (E) & SBIN0007074

Remarks:

"Mr. Bhausaheb Rakhma Gite. - Residential Flat No. 5, 1st Floor, ""Vrundavan Apartment "", Plot No. 17, Rajiv Nagar, Village - Nashik , Taluka - Nashik, District -Nashik, Nashik, PIN - 422 010, 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

UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice





CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company





Valuation Report Prepared For: SBI / RASMECC BHAYANDAR/ Mr. Bhausaheb Rakhma Gite (31200/2300464)

Page 1 of 3

Vastu/Mumbai/05/2023/31200/2300464 08/01-85-PRDVS Date: 08.05.2023

# Date: 00

# Structural Stability Report

Structural Observation Report of Residential Flat No. 5, 1st Floor, "Vrundavan Apartment", Plot No. 17, Rajiv Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN - 422 010, State - Maharashtra, India.

Name of Owners: Mr. Bhausaheb Rakhma Gite.

This is to certify that on visual inspection, it appears that the structure at "Vrundavan Apartment" is in average condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 24 years.

General Information:

Gen	eraj ilitoriliationi.					
A.		Introduction				
1	Name of Building	"Vrundavan Apartment"				
2	Property Address	Residential Flat No. 5 , 1st Floor, "Vrundavan				
	1	Apartment", Plot No. 17, Rajiv Nagar, Village - Nashik ,				
	-//	Taluka - Nashik, District - Nashik, Nashik, PIN - 422 010,				
	//	State - Maharashtra, India.				
3	Type of Building	Residential				
4	No. of Floors	Part Ground + Part Stilt + 3 Upper Floors				
5	Whether stilt / podium / open parking	Stilt Car Parking Space				
	provided					
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)	1st Floor is having 4 Flats				
14	Methodology adopted	As per visual site inspection				





Ahmedabad 9 Joipur

P Delhi NCR P Nashik

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

TeleFax : +91 22 28371325/24
mumbai@vastukafa.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	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	Not found		
	or water pipes			
9	Dampness external in the wall due to	Not found		
40	leakages	The content of the boundary of		
10	Any other observation about the condition of external side of the building	The external condition of the building is normal.		
С	Internal Observation of the common areas of the building 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 Building Under Bye	As per bye Laws No. 77 of Co-Op. Societies bye Laws		
	- Laws No. 77 of the Model Bye Laws			
	(Co-Operative Societies Act / Rules)	of the building of the society as follows		
2	Remark	No Structural Audit Report is furnished for the perusal		

## E Conclusion

The captioned building is having Part Ground + Part Stilt + 3 Upper Floors which are constructed in year 1998 (As per Occupancy Certificate). Estimated future life under present circumstances is about 35 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 28.03.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & Good structural repairs.

Our Observations about the structure are given above.

The above assessment is based on visual inspection only.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR Cognishy opposed by NAMIOT RABIOTAGO CHALLEMANA.

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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





# **Actual site photographs**





