

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1259/23-24	Dated 26-Jun-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to)	Buyer's Order No.	Dated
STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L.B.S.Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	002158 / 2301262	
	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) **Indian Rupee Two Thousand Nine Hundred Fifty Only** E. & O.E

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:
 "Name of Owner: Mr. Sunil Digambar Surve, Name of Client / Proposed Buyer: Mr. Avinash Singh & Mr. Ashwin Singh -Residential Flat No. 65, 1 st Floor, Building No. 3, "Pratiraksha Nagar Co-Op. Hsg. Soc. Ltd.", Bulsruyee Colony Road, Vakola Bridge, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India."
 Company's Service Tax No. : **AADCV4303RSD001**
 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**

 Authorised Signatory

This is a Computer Generated Invoice





PROFORMA INVOICE

State Name : Maharashtra Code : 27
 GSTIN : 27AAAC8887K270
 State - Maharashtra (Country - India)
 Road 011 D S Marg Kurla (West) Mumbai - 400070
 B-803 & B04 Kurla (West) 2nd Floor Kurla
 RACHON BRANCH
 STATE BANK OF INDIA
 Buyer's Order No.
 Delivery Note Date
 Reference No. & Date
 Order Reference
 Delivery Note
 Invoice No. PG-1258/23-24
 Date 26-Jun-23

Sl No	Particulars	HSN/SAC - GST Rate	Amount
1	STRUCTURAL REPORT FEE (Technical Inspection and Load calculation)	997324 18%	2,800.00
		CGST	228.00
		SGST	228.00
	Total		₹ 3,256.00

HSN/SAC	Value	Rate	Amount	State Tax	Total
997324	2,800.00	9%	252.00	252.00	480.00
			252.00	252.00	480.00
	Total		2,500.00	256.00	480.00

Indian Rupee Two Thousand Nine Hundred Fifty Only
 Amount (in words)
 Indian Rupee Four Hundred Fifty Only
 Tax Amount (in words)
 Company's PAN: AADG48382004
 Company's Scheme Tax No: AADG48382004
 085 State - Maharashtra (Country - India)
 Road Kurla (West) Kurla (West) Mumbai - 400
 Dhanraj Dhanraj
 No. 5, Park Road, Kurla (West) Mumbai - 400
 Aditya Singh Residential Flat No. 85, 1st Floor, Building
 Client: Proposed Buyer: M. Anand Singh & Family
 Title of Owner: Mr. Brij Dhanraj Dhanraj
 Location: Kurla (West) Mumbai - 400
 Date: 26/06/2023
 UPI: 
 UPI: 
 for Vastu Consultants (I) Pvt Ltd
 Authorised Signatory

Structural Stability Report For: SBI/ RACPC - Sion / Mr. Avinash Singh (002158/2301262)

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Vastu/Mumbai/06/2023/002158/2301262

26/04-363-NIP

Date: 26.06.2023

Structural Stability Report

Structural Observation Report of Residential Flat No. 65, 1st Floor, Building No. 3, "Pratiraksha Nagar Co-Op. Hsg. Soc. Ltd.", Bulsruyee Colony Road, Vakola Bridge, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India.

Name of Owner: Mr. Sunil Digambar Surve.

Name of Client / Proposed Buyer: Mr. Avinash Singh & Mr. Ashwin Singh.

This is to certify that on visual inspection, it appears that the structure of the building "Pratiraksha Nagar Co-Op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably taken under normal working condition and with proper periodic repairs & maintenance is about 26 years.

General Information:

A.	Introduction	
1	Name of Building	"Pratiraksha Nagar Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 65, 1 st Floor, Building No. 3, "Pratiraksha Nagar Co-Op. Hsg. Soc. Ltd.", Bulsruyee Colony Road, Vakola Bridge, Santacruz (East), Mumbai – 400 055, State – Maharashtra, Country – India
3	Type of Building	Residential use
4	No. of Floors	Ground + 4 Upper Floors
5	Whether stilt / podium / open parking provided	Covered 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 side plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1989 (As per Occupancy Certificate)
11	Present age of building	34 Years
12	Residual age of the building	26 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats
14	Methodology adopted	As per visual site inspection



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- Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (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	Found
5	Filling cracks on the external walls	Found
6	Cracks on columns & beams	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 is Normal
C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Normal Condition
2	Columns (Cracks & Leakages)	Normal Condition
3	Ceiling (Cracks & Leakages)	Normal Condition
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 - 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 + 4 upper floors which is constructed in year 1989 (As per Occupancy Certificate). Estimated future life under present circumstances is about 26years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 20.05.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained normally and will stand future life subject to proper, preventive periodic maintenance & structural repairs.</p> <p>Our Observations about the structure are given as above.</p> <p>The above assessment is based on visual inspection only.</p>	

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.26 13:00:04 +05'30'

Auth. Sign.



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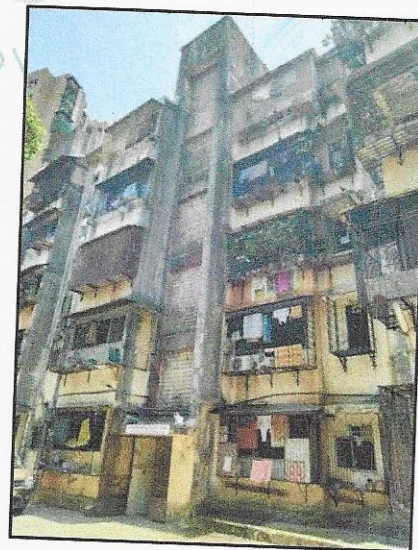
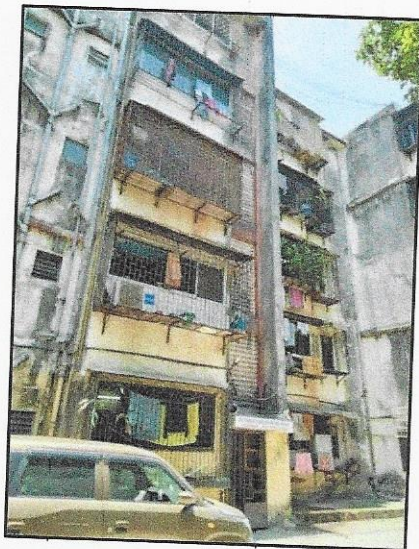
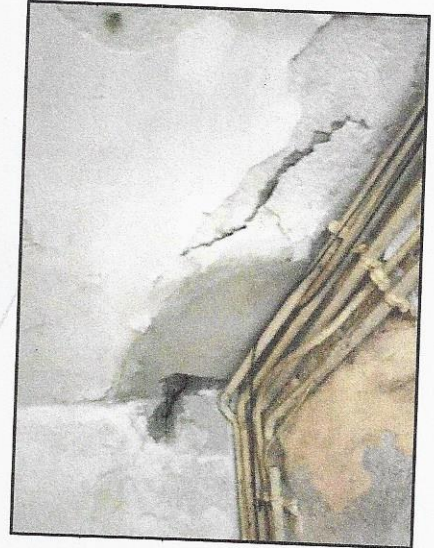
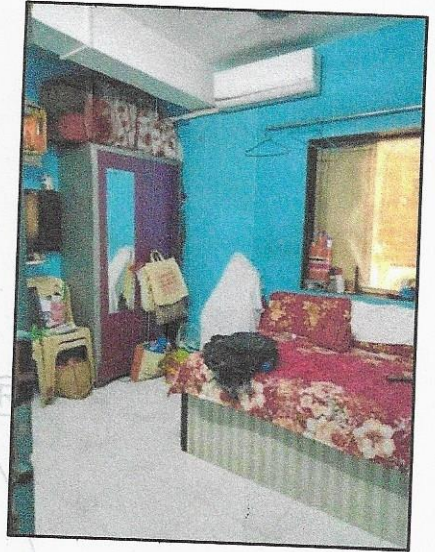
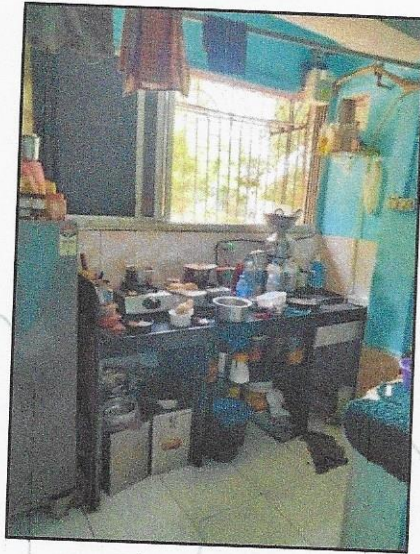
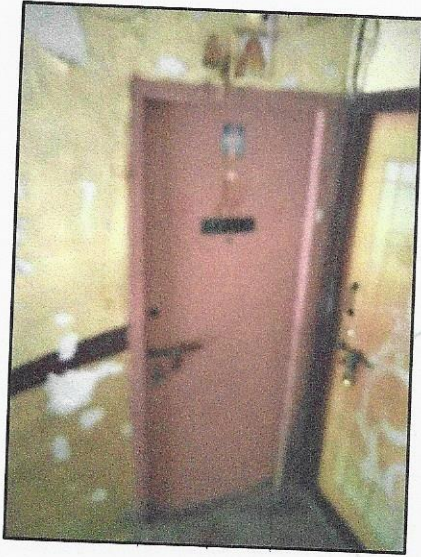
Vastukala Consultants (I) Pvt. Ltd.

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Actual Site Photographs



PROBATION DEPARTMENT

