

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-1366/23-24	Dated 30-Jun-23
Buyer (Bill to) 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	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002251 / 2301368	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)

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 Proposed Purchaser: Mrs. Dipti Sandeep Jayadevkar - Residential Flat No. G-4, Ground Floor, Building No. C-3, "Brahmand Phase – IV Co-op. Hsg. Soc. Ltd.", Azad Nagar, Off. Ghodbunder Road, Village Kolshet, Thane (West), Thane – 400 607, 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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Structural Stability Report

Structural Observation Report of Residential Flat No. G-4, Ground Floor, Building No. C-3, "**Brahmand Phase – IV Co-op. Hsg. Soc. Ltd.**", Azad Nagar, Off. Ghodbunder Road, Village Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India.

Name of Proposed Purchaser: **Mrs. Dipti Sandeep Jayadevkar**

Name of Owner: **Mr. Prasad Jatar & Mrs. Maya Jatar**

This is to certify that on visual inspection, it appears that the structure of the Building No. C-3 at "**Brahmand Phase – IV Co-op. Hsg. Soc. Ltd.**" is in normal condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 34 years.

General Information:

A.	Introduction	
1	Name of Building	" Brahmand Phase – IV Co-op. Hsg. Soc. Ltd. "
2	Property Address	Residential Flat No. G-4, Ground Floor, Building No. C-3, " Brahmand Phase – IV Co-op. Hsg. Soc. Ltd. ", Azad Nagar, Off. Ghodbunder Road, Village Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 7 Upper Floor
5	Whether stilt / 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	1997 (As per occupancy certificate)
11	Present age of building	26 years
12	Residual age of the building	34 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on Ground 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
- Raipur
- 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	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good Condition
4	Cracks on the external walls	Found
5	Filling cracks on the external walls	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 building	The external condition of the building is in normal condition
C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Good Condition
2	Columns (Cracks & Leakages)	Good Condition
3	Ceiling (Cracks & Leakages)	Good Condition
4	Leakages inside the property	Not found
5	Painting inside the property	Good
6	Maintenance of staircase & cracks	Good

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 + 7 Upper Floor which are constructed in year 1997 as per occupancy certificate. Estimated future life under present circumstances is about 34 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 21.06.2023 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.</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.

Vidhi
Chalikwar

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar,
ou=Vastukala Consultants (I) Pvt.
Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.06.30 16:28:54 +05'30'


Auth. Sign.

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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

Actual Site Photographs

