

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-1390/23-24	Dated 3-Jul-23
Buyer (Bill to) JANASEVA SAHAKARI BANK-BHAYANDER EAST 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 AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002276 / 2301391	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 %	1,500.00
	CGST			135.00
	SGST			135.00
Total				₹ 1,770.00

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
Total	1,500.00		135.00		135.00	270.00


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

Remarks:
 Shri. Pradeep Vishwanath Sakhare - Residential Flat
 No. 6 & 7, Ground Floor, Wing - B, "Solanki Park No. 3
 Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road,
 Bhayandar (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





Structural Report Prepared For Janseva Sahakari / Bhayandar (East) Branch / Shri. Pradeep Vishwanath Sakhare (2276/2301391)

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Vastu/Mumbai/07/2023/2276/2301391

03/08-16-PRSH

Date: 03.07.2023

Structural Stability Report

Structural Observation Report of Residential Flat No. 6 & 7, Ground Floor, Wing – B, "Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Bhayandar (East), Thane – 401 105, State - Maharashtra, Country - India.

Name of Owners: **Shri. Pradeep Vishwanath Sakhare**

This is to certify that on visual inspection, it appears that the structure at "Solanki Park No. 3 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	"Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 6 & 7, Ground Floor, Wing – B, "Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Bhayandar (East), Thane – 401 105, State - Maharashtra, Country – India.
3	Type of Building	Residential
4	No. of Floors	Ground + 3 Upper Floors
5	Whether still / podium / open parking provided	Open Car 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	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)	3 Flats on Ground Floor
14	Methodology adopted	As per visual site inspection



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Our Pan India Presence at :

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- Indore
- Ahmedabad
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- 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	Not 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	Found
10	Any other observation about the condition of external side of the building	The external condition of the building is normal.
C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Not Found
2	Columns (Cracks & Leakages)	Cracks found at some places
3	Ceiling (Cracks & Leakages)	Cracks found at some places
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	i. As per site inspection, Residential Flat Nos. 6 & 7 is internally amalgamated with Single entrance. ii. The flat under valuation is averagely maintained. At some places plaster is pulled out. iii. No Structural Audit Report is furnished for the perusal
E Conclusion		
<p>The captioned building is having Ground + 3 Upper Floors 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 24.06.2023 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 & 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.**

Sharadkumar B. Chalikwar

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: 2023.07.03 15:39:16 +05'30'


Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Actual site photographs



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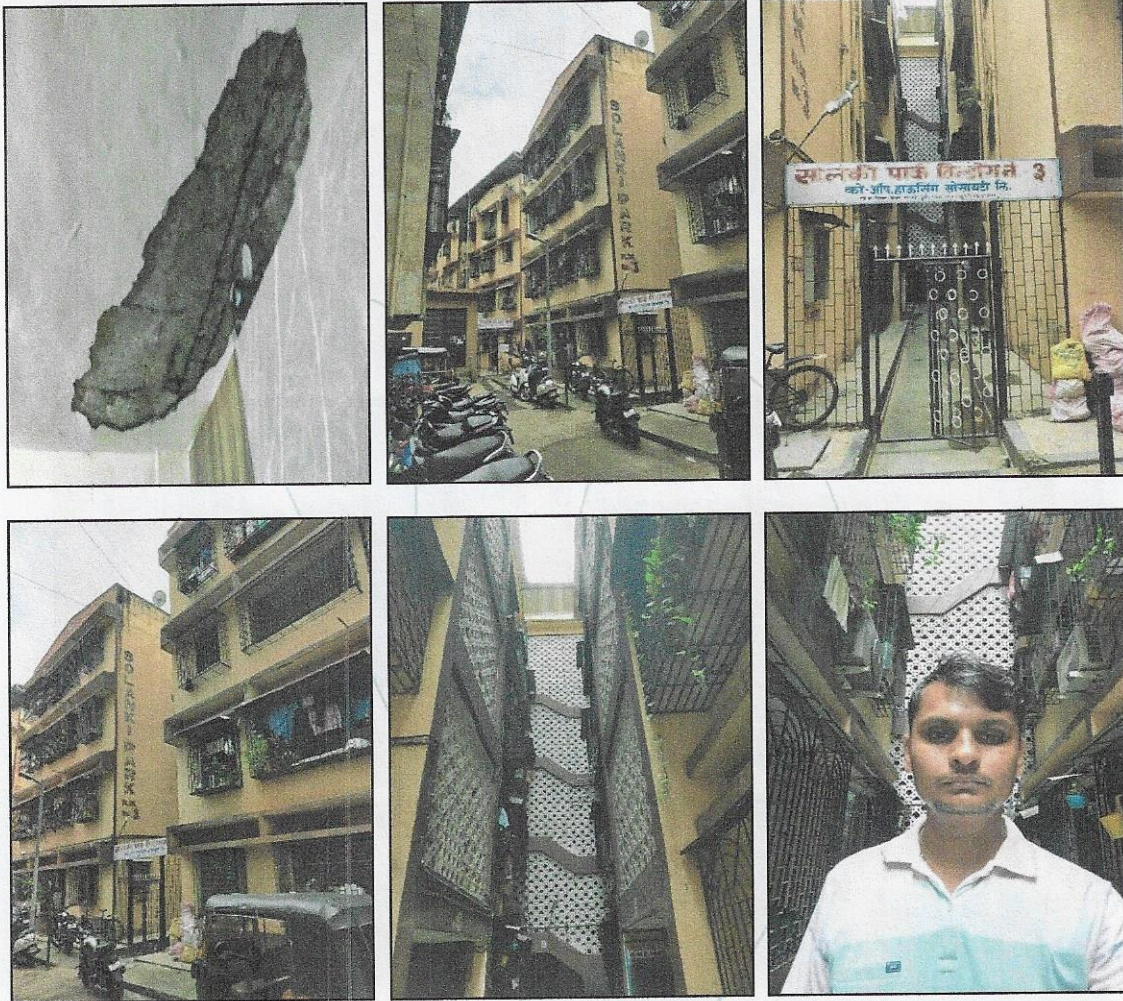
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