

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-1425/23-24</b>	Dated <b>6-Jul-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - RACPC GHATKOPAR</b> RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002334 / 2301433</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>STRUCTURAL REPORT FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

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
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

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

**Remarks:**  
 Santosh Trimbak Mane - Residential Flat No. 701, 7th Floor, Wing - D, Building No. 1, "Sai Aasha Daya Co -Op. Hsg. Soc. Ltd.", Gavanpada Road, Next to Neelam Nagar Phase II, Mulund (East), Mumbai - 400 081, 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

for Vastukala Consultants (I) Pvt Ltd  
  
 Authorised Signatory

PROFORMA INVOICE

**Buyer's Name:** STATE BANK OF INDIA - RACPC GHATKOPAR  
**Buyer's Address:** RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L. B. S. MARG, GHATKOPAR (W), MUMBAI-400088  
**Buyer's City:** Ghatkopar (W), Maharashtra  
**Buyer's State:** Maharashtra  
**Buyer's Pin Code:** 400088  
**Buyer's Contact No.:** 27AAAC5877020  
**Buyer's Email:** accounts@vstakala.com  
**Buyer's GST No.:** 27  
**Invoice No.:** PG-1425122-24  
**Invoice Date:** 8-Jul-23  
**Delivery Note No.:** 0023412301433  
**Dispatched through:** [Blank]  
**Reference No. & Date:** [Blank]  
**Buyer's Order No.:** [Blank]  
**Delivery Note Date:** [Blank]  
**Terms of Delivery:** [Blank]

Sl. No.	Particulars	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE (Technical Inspection and Certification Services)	981224	18%	2,800.00
	<b>COST</b>			2,800.00
	<b>TOTAL</b>			2,800.00

HSN/SAC	Taxable Value	Rate	Amount	Rate	Amount	State Tax	Central Tax	Total Tax Amount	Total
981224	2,800.00	18%	504.00	12%	336.00	504.00	336.00	840.00	4,640.00
	<b>Total</b>		2,800.00		840.00	504.00	336.00	840.00	4,640.00

**Company's PAN:** AAACV493R  
**Company's Bank Details:** State Bank of India, A/c No. 3282582114, Branch & IFSC Code: MIDC Andheri (E) & SBIN0007074  
**UPI QR Code:** [QR Code]  
**UPI V-URL ID:** vstakala@icic  
**Company's Address:** Santosh Thakur Mann - Residential Flat No. 701, 7th Floor, Wing - D, Building No. 1, Sai Aashra Dvys Co. Op. Hse. Bldg. Ltd., Gokuldas Road, Next to Nizam Nagar Phase II, Mumbai (East), Mumbai - 400 091, State - Maharashtra, Country - India  
**Company's GST No.:** 27AAAC5877020  
**Company's Email:** accounts@vstakala.com  
**Company's Phone No.:** 27AAAC5877020  
**Company's Website:** www.vstakala.com  
**Company's Registration No.:** 27AAAC5877020  
**Company's GST No.:** 27AAAC5877020  
**Company's PAN:** AAACV493R  
**Company's Bank Details:** State Bank of India, A/c No. 3282582114, Branch & IFSC Code: MIDC Andheri (E) & SBIN0007074  
**UPI QR Code:** [QR Code]  
**UPI V-URL ID:** vstakala@icic  
**Company's Address:** Santosh Thakur Mann - Residential Flat No. 701, 7th Floor, Wing - D, Building No. 1, Sai Aashra Dvys Co. Op. Hse. Bldg. Ltd., Gokuldas Road, Next to Nizam Nagar Phase II, Mumbai (East), Mumbai - 400 091, State - Maharashtra, Country - India  
**Company's GST No.:** 27AAAC5877020  
**Company's Email:** accounts@vstakala.com  
**Company's Phone No.:** 27AAAC5877020  
**Company's Website:** www.vstakala.com  
**Company's Registration No.:** 27AAAC5877020  
**Company's GST No.:** 27AAAC5877020  
**Company's PAN:** AAACV493R

**NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGED APPLICABLE AS PER THE RULE**  
**MSME Registration No. - 27222501127**  
**MSME PAN - AAACV493R**  
**MSME UPI V-URL ID - vstakala@icic**  
**MSME Website - www.vstakala.com**  
**MSME Phone No. - 27AAAC5877020**  
**MSME Email - accounts@vstakala.com**  
**MSME Address - Santosh Thakur Mann - Residential Flat No. 701, 7th Floor, Wing - D, Building No. 1, Sai Aashra Dvys Co. Op. Hse. Bldg. Ltd., Gokuldas Road, Next to Nizam Nagar Phase II, Mumbai (East), Mumbai - 400 091, State - Maharashtra, Country - India**



Valuation Report Prepared For: SBI / RACPC Ghatkopar (West)/ Shri. Santosh Trimbak Mane (2334/2301433)

Page 1 of 3

Vastu/Mumbai/07/2023/2334/2301433  
06/04-58-PRSH  
Date: 06.07.2023

## Structural Stability Report

Structural Observation Report of Residential Flat No. 701, 7<sup>th</sup> Floor, Wing – D, Building No. 1, "**Sai Aasha Daya Co-Op. Hsg. Soc. Ltd.**", Gavanpada Road, Next to Neelam Nagar Phase II, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.

Name of Owners: **Shri. Santosh Trimbak Mane**

This is to certify that on visual inspection, it appears that the structure at "**Sai Aasha Daya Co-Op. Hsg. Soc. Ltd.**" is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 43 years.

### General Information:

A.	Introduction	
1	Name of Building	" <b>Sai Aasha Daya Co-Op. Hsg. Soc. Ltd.</b> "
2	Property Address	Residential Flat No. 701, 7 <sup>th</sup> Floor, Wing – D, Building No. 1, " <b>Sai Aasha Daya Co-Op. Hsg. Soc. Ltd.</b> ", Gavanpada Road, Next to Neelam Nagar Phase II, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.
3	Type of Building	Residential
4	No. of Floors	Part Ground + Part Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt 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	2006 (As per Occupancy Certificate)
11	Present age of building	17 years
12	Residual age of the building	43 years Subject to proper preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 7 <sup>th</sup> Floor
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 :** 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>B. External Observation of the Building</b>		
1	Plaster	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good 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 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 good.
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
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	Good
6	Maintenance of staircase & cracks	Good
<b>D Common Observation</b>		
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	
<b>E Conclusion</b>		
<p>The captioned building is having Part Ground + Part Stilt + 7 Upper Floors Upper Floors which are constructed in year 2006 (As per Occupancy Certificate). Estimated future life under present circumstances is about 43 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 23.06.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in good condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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: 2023.07.06 12:30:50 +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

www.vastukala.org



## Actual site photographs



Table 1. Summary of the data.

Year	Number of cases	Number of deaths
1998	10	0
1999	15	0
2000	20	0
2001	25	0
2002	30	0
2003	35	0
2004	40	0
2005	45	0
2006	50	0
2007	55	0
2008	60	0
2009	65	0
2010	70	0
2011	75	0
2012	80	0
2013	85	0
2014	90	0
2015	95	0
2016	100	0
2017	105	0
2018	110	0
2019	115	0
2020	120	0
2021	125	0
2022	130	0
2023	135	0
2024	140	0
2025	145	0
2026	150	0
2027	155	0
2028	160	0
2029	165	0
2030	170	0

