

**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.	Dated
	PG-1775/23-24	29-Jul-23
Buyer (Bill to) <b>COSMOS BANK - VEERA DESAI ROAD</b> Veera Desai Road Andheri West Branch Shop No 7, Dhanshree Heights Bulding No 42, Andheri (West), Mumbai, Pin Code- 400053 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	2825 / 2301831	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>STRUCTURAL REPORT FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	<b>CGST</b>			180.00
	<b>SGST</b>			180.00
<b>Total</b>				<b>₹ 2,360.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>			<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

*Remarks:*  
 Mr. Paras Ramesh Joshi. Name of Proposed Purchaser is Mr. Ramji Gopal Patel & Mrs. Lilaben Ramji Patel - Residential Flat No. B-53, 3rd Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", Narsing Lane, S. V. Road, Malad (West), Mumbai - 400 064, 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 : **The Cosmos Co-Operative Bank Ltd**  
 A/c No. : **0171001022668**  
 Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

**for Vastukala Consultants (I) Pvt Ltd**

*Rajme*  
 Authorised Signatory

This is a Computer Generated Invoice





## Structural Stability Report

Structural Observation Report of Residential Flat No. B-53, 3<sup>rd</sup> Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", Narsing Lane, S. V. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India.

**Name of Proposed Purchaser:** Mr. Ramji Gopal Patel & Mrs. Lilaben Ramji Patel

**Name of Owner:** Mr. Paras Ramesh Joshi

This is to certify that on visual inspection, it appears that the structure of the Building 'B' at "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 10 years.

### General Information:

A.	Introduction	
1	Name of Building	"Vardhman Nagar Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. B-53, 3 <sup>rd</sup> Floor, Building 'B', "Vardhman Nagar Co-op. Hsg. Soc. Ltd.", Narsing Lane, S. V. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 Upper Floors
5	Whether still / 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	1973 (As per occupancy certificate)
11	Present age of building	50 years
12	Residual age of the building	10 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 3 <sup>rd</sup> Floor
14	Methodology adopted	As per visual site inspection



<b>B. External Observation of the Building</b>		
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	Not found
6	Cracks on columns & beams	Found
7	Vegetation	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 in normal condition
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
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	Normal
6	Maintenance of staircase & cracks	Normal

<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	No Structural Audit Report is furnished for the perusal

<b>E Conclusion</b>	
<p>The captioned building is having Ground + 4 Upper Floors which are constructed in year 1973 as per occupancy certificate. Estimated future life under present circumstances is about 10 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 28.07.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Emp. No. H.O./Credit/67/2019-20

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: 2023.07.29 17:16:09 +05'30'



Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



## Actual Site Photographs

