

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 Buyer (Bill to) STATE BANK OF INDIA Naupada Branch Thane 425, Gokhale Road, Naupada, Thane GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-1871/23-24	Dated 7-Aug-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002973 / 2301930	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE (Technical Inspection and Certification Services)	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 Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax 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:

Smt. Gauri Prabhakar Tirmare - Residential Flat No. C /12, 2nd Floor, Building No 21, Wing - C, "Sindhu Nagari Nivara Co-Op. Hsg. Soc. Ltd.", Nagari Nivara Colony, Dindoshi, Plot No. 6, Gen. A. K. Vaidya Marg, Village - Malad, Taluka - Dindoshi, District - Mumbai Suburban, Goregaon (East), PIN Code - 400 065, State - Maharashtra, 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

Rattol
Authorised Signatory

This is a Computer Generated Invoice



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Structural Stability Report

Structural Observation Report of Residential Flat No. C/12, 2nd Floor, Building No 21, Wing - C, "**Sindhu Nagari Nivara Co-Op. Hsg. Soc. Ltd.**", Nagari Nivara Colony, Dindoshi, Plot No. 6, Gen. A. K. Vaidya Marg, Village - Malad, Taluka - Dindoshi, District - Mumbai Suburban, Goregaon (East), PIN Code - 400 065, State - Maharashtra, India.

Name of Owners: **Smt. Gauri Prabhakar Tirmare.**

This is to certify that on visual inspection, it appears that the structure of the "**Sindhu Nagari Nivara Co-Op. Hsg. Soc. Ltd.**" is in good condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 38 years.

General Information:

A.	Introduction	
1	Name of Building	" Sindhu Nagari Nivara Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. C/12, 2 nd Floor, Building No 21, Wing - C, " Sindhu Nagari Nivara Co-Op. Hsg. Soc. Ltd. ", Nagari Nivara Colony, Dindoshi, Plot No. 6, Gen. A. K. Vaidya Marg, Village - Malad, Taluka - Dindoshi, District - Mumbai Suburban, Goregaon (East), PIN Code - 400 065, State - Maharashtra, India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 3 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	2001 (As per occupancy certificate)
11	Present age of building	22 Years
12	Residual age of the building	38 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	2 nd Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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. External Observation of the Building		
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 in good condition
C Internal Observation of the common areas of the building and captioned premises		
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	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 + 3 Upper Floors which are constructed in year 2001 as per Occupancy Certificate. Estimated future life under present circumstances is about 38 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 22.06.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in good condition & will stand future life subject to proper, preventive periodic maintenance & normal 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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=naupada,
2.5.4.20=9822b6c4f4e15a054dc79c208691349c74e348193,
3.1.2.790=73180582, postalCode=400019, st=Maharashtra,
serialNumber=41a6a55a4b0c8f8a02a25a0c8cf6b11f01bd2e,
39428f2c29a8278a25a0c8cf6b11f01bd2e
Date: 2023.08.07 15:45:28 +05'30'

Auth. Sign.



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Actual Site Photographs



The image consists of two side-by-side photographs. The left photograph shows a multi-story, yellow-painted building with several balconies, some of which have dark-colored railings. A black metal fence is in the foreground, and a white motorcycle is partially visible at the bottom. The right photograph is a portrait of a man with dark hair and a mustache, wearing a white button-down shirt. He is standing in front of the same yellow building seen in the left photograph.



Think. Innovate. Create



Think. Innovate. Create.

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