

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-1899/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 003001 / 2301958 Dispatched through Terms of Delivery	Dated 8-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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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) 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
Total	2,500.00		225.00		225.00	450.00


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

Remarks:
 Mr. Ratnakar Pandharinath Patil & Mrs. Seema Ratnakar Patil - Residential Flat No. 203, 2nd Floor, Wing - B, "Rajhans B Co-Op. Hsg. Soc. Ltd.", Green Road, Opp. G.P. Parsik Bank, Louis Wadi, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 604, 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. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**


 UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt Ltd


 Authorised 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. 203, 2nd Floor, Wing – B, "Rajhans B Co-Op. Hsg. Soc. Ltd.", Green Road, Opp. G.P. Parsik Bank, Louis Wadi, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code - 400 604, State – Maharashtra, Country – India.

Name of Owners: Mr. Ratnakar Pandharinath Patil & Mrs. Seema Ratnakar Patil.

This is to certify that on visual inspection, it appears that the structure of the "Rajhans B 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 24 years.

General Information:

A.	Introduction	
1	Name of Building	"Rajhans B Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 203, 2 nd Floor, Wing – B, "Rajhans B Co-Op. Hsg. Soc. Ltd.", Green Road, Opp. G.P. Parsik Bank, Louis Wadi, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code - 400 604, State – Maharashtra, Country – India
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 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	1987 (As per Occupancy Certificate)
11	Present age of building	36 Years
12	Residual age of the building	24 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	2 nd Floor is having 6 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	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal 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)	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

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 + 4 Upper Floors which are constructed in year 1987 as per Occupancy Certificate. Estimated future life under present circumstances is about 24 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 25.07.2023 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 & 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED
2.5.4.201992250c4fa755d03b0c79ac25a80931490c95d5d4113
55115279d17a18d5652, postalCode=400009, st=Maharashtra,
serialNumber=11256a566ab0c0800b2a55abf0e3c7eb31f311b1
2c194a28f2e29e2375e2596c, cn=MANOJ BABURAO
O=VASTUKALA

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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Actual Site Photographs8



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Actual Site Photographs

