

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-1936/23-24	Dated 9-Aug-23
Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L.B.S.Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO 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. 003040 / 2301996	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

Sl 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 Chetan Pratap Rane & Mrs Veena Chetan Rane - Residential Flat No. 504, 5th Floor, Building No 50, Code No. 159, "Malwani Prathamesh Co-Op.Hsg. Soc. Ltd.", Shree Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Mumbai, Taluka - Borivali, District - Mumbai Suburban, 400 067, 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


 Authorised Signatory

This is a Computer Generated Invoice

Structural Stability Report

Structural Observation Report of Residential Flat No. 504, 5th Floor, Building No 50, Code No. 159, "Malwani Prathamesh Co-Op. Hsg. Soc. Ltd.", Shree Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Mumbai, Taluka - Borivali, District - Mumbai Suburban, 400 067, State - Maharashtra, Country - India.

Name of Owner: **Mr Chetan Pratap Rane & Mrs Veena Chetan Rane.**

This is to certify that on visual inspection, it appears that the structure of "Malwani Prathamesh Co-Op. Hsg. Soc. Ltd." is in normal 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	Malwani Prathamesh Co-Op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 504, 5th Floor, Building No 50, Code No. 159, "Malwani Prathamesh Co-Op. Hsg. Soc. Ltd.", Shree Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Mumbai, Taluka - Borivali, District - Mumbai Suburban, 400 067, State - Maharashtra, Country - India
3	Type of Building	Residential
4	No. of Floors	Ground + 7 Upper Floors
5	Whether stilt / 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	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)	5th Floor is having 8 Flats
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.	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)	Normal Condition
2	Columns (Cracks & Leakages)	Normal Condition
3	Ceiling (Cracks & Leakages)	Normal Condition
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 + 7 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 08.08.2023 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 & 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.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=IN

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Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

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Actual Site Photographs

