PROFORMA INVOICE

invoice No. Dated Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, PG-1958/23-24 11-Aug-23 BOOMERANG, CHANDIVALI FARM ROAD. **Delivery Note** Mode/Terms of Payment ANDHERI-EAST 400072 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) Cosmos Bank-Fort Branch Dispatch Doc No. Delivery Note Date Fort Branch 003083 / 2302018 229/231, Perin Nariman Street. Bazar Gate, Fort 400001 Dispatched through Destination GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code: 27 Terms of Delivery

SI No.	Particulars	/	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE (Technical Inspection and Certification Services)	CGST SGST		18 %	2,000.00 180.00 180.00
		Total	1		2,360.00

Amount Chargeable (in words)

Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	2,000.00	9%	180.00	9%	180.00	360.05
Total	2,000.00		180.00		180.00	360.00

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

Company's Bank Details

Bank Name The Cosmos Co-Operative Bank Ltd

A/c No. 0171001022668

Branch & IFS Code: Vileparle & COSB0000017

Mr. Balu Manik Gunaware, Mr. Pramod Balu Gunaware & Mrs. Vijaya Balu Gunaware - Residential Flat No. 101, 1st Floor, "Radha Co-op. Hsg. Soc. Ltd.", erstwhile Know as Thanewala Apartment, Kharkhar Ali, Thane (West), PIN Code - 400 601, 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

UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (1) Pvt. Ltd.

ovate.Create An ISO 9001:2015 Certified Company www.vastukala.org



E. & O.E

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Structural Stability Report For: CB / Fort Branch / Mr. Balu Manik Gunaware, (3083/23012018)

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Vastu/Mumbai/08/2023/3083/23012018

11/05-164-NISH

Date: 11.08.2023

Structural Stability Report

Structural Observation Report of Residential Flat No. 101, 1st Floor, "Radha Co-op. Hsg. Soc. Ltd.", erstwhile Know as Thanewala Apartment, Kharkhar Ali, Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India.

Name of Owner: Mr. Balu Manik Gunaware, Mr. Pramod Balu Gunaware & Mrs. Vijaya Balu Gunaware

This is to certify that on visual inspection, it appears that the structure of the building "Radha Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably takes under normal working condition and with proper periodic repairs & maintenance is about 34 years.

General Information:

A.		Introduction
1	Name of Building	"Radha Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 101, 1st Floor, "Radha Co-op. Hsg.
	//	Soc. Ltd.", erstwhile Know as Thanewala Apartment,
	10	Kharkhar Ali, Thane (West), PIN Code – 400 601, State –
		Maharashtra, Country – India
3	Type of Building	Residential use
4	No. of Floors	Ground + 4 Upper Floors
5	Whether stilt / podium / open parking	Open Car Parking Space
	provided	J.
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 side plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1997 (As per Occupancy Certificate)
11	Present age of building	26 Years
12	Residual age of the building	34 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	2 Flats
14	Methodology adopted	As per visual site inspection





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	Hairline cracks found at few location		
5	Filling cracks on the external walls	Not Found		
6	Cracks on columns & beams	Not Found		
7	Vegetation	Found		
8	Leakages of water in the drainage pipes or water pipes	Yes		
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 is Normal		
С	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	Dampness Found		
5	Painting inside the property	Seepage on Toilets walls		
6	Maintenance of staircase & cracks	Normal		

D	Common Observation		
1	Structural Audit of the Building Under Bye	As per Bye Laws No. 77 of Co-Op. Societies Bye Laws	
	- Laws No. 77 of the Model Bye Laws	under the Act the society shall conduct a Structural Audit	
	(Co-Operative Societies Act / Rules)	of the building of the society as follows	
2	Remark	No Structural Audit Report is furnished for the perusal	

E Conclusion

The captioned building is having Ground + 4 upper floors which is constructed in year 1997 (As per Occupancy Certificate). Estimated future life under present circumstances is about 34 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 24.07.2023 reveals no structural damage to the building. The building as well as the property is maintained normally and will stand future life subject to proper, preventive periodic maintenance & structural repairs.

Our Observations about the structure are given as above.

The above assessment is based on visual inspection only.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Oignally signed by Shan adkumur 8. Chalikwar Christwar Christwar B. Chalikwar Christwar B. Chalikwar ow-Vartukals Consultants (I) Pvt. Ltd., ou=CMD, email=zmd@visxtukals.cors Date: 2023.08.11 12:04:38+053 0*

Auth. Sign

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

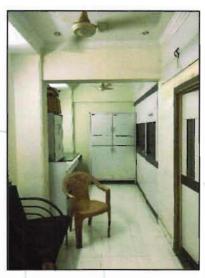
SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

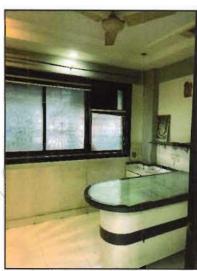




Actual Site Photographs













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