

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) Cosmos Bank-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	invoice No. PG-1958/23-24 Dated 11-Aug-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 003083 / 2302018 Delivery Note Date Dispatched through Destination Terms of Delivery
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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 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				2,360.00

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
Total	2,000.00		180.00		180.00	360.00

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

Remarks:

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

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**

Rattoh
 Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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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, 1 st Floor, "Radha Co-op. Hsg. Soc. Ltd.", erstwhile Know as Thanewala Apartment, 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 provided	Open Car Parking Space
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



Our Pan India Presence at :

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
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	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 – 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 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.</p> <p>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.</p> <p>Our Observations about the structure are given as above.</p> <p>The above assessment is based on visual inspection only.</p>	

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=smd@vastukala.org, c=IN
Date: 2023.08.11 12:04:38 +05'30'



C.M.D.

Auth. Sign

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



Vastukala Consultants (I) Pvt. Ltd.

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Actual Site Photographs



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