


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.	Dated	
		Delivery Note	Mode/Terms of Payment	
		Reference No. & Date.	Other References	
		Buyer's Order No.	Dated	
Buyer (Bill to) State Bank of India - SPI PBB Branch SPI PBB FORT BRANCH Mumbai Main Branch Building, Gate no 1 Homiman Circle Mumbai samachar marg Fort GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27		Dispatch Doc No.	Delivery Note Date	
		Dispatched through	Destination	
		Terms of Delivery		
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 Rate	State Tax Rate	Total Tax Amount
997224	2,500.00	9%	9%	450.00
Total	2,500.00			450.00
Tax Amount (in words) : Indian Rupee Four Hundred Fifty Only				
Company's Bank Details Bank Name : State Bank of India A/c No. : 32632562114 Branch & IFS Code: MIDC Andheri (E) & SBIN0007074				
Remarks: Mrs. Neeta Pramod Gawand - Residential Flat No. 503, 5th Floor, A - Wing, "Riddhi Park A & D Co-op. Hsg. Soc. Ltd.", Cholegaon, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country - India				
Company's PAN : AADCV4303R		UPI Virtual ID : vastukala@icici		
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		for Vastukala Consultants (I) Pvt Ltd Asmita Rathod <small>Digitally signed by Asmita Rathod DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, email=asmita.rathod@vastukala.com, c=IN</small> Authorised Signatory		

This is a Computer Generated Invoice

Structural Stability Report

Structural Observation Report of Residential Flat No. 503, 5th Floor, A - Wing, "Riddhi Park A & D Co-op. Hsg. Soc. Ltd.", Cholegaon, Thakurli (East), Taluka – Kalyan, District – Thane, PIN Code – 421 201, State – Maharashtra, Country – India.

Name of Owner: **Mrs. Neeta Pramod Gawand.**

This is to certify that on visual inspection, it appears that the structure of "Riddhi Park A & D Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 41 years.

General Information:

A.		Introduction
1	Name of Building	Riddhi Park A & D Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 503, 5th Floor, A - Wing, "Riddhi Park A & D Co-op. Hsg. Soc. Ltd.", Cholegaon, Thakurli (East), Taluka – Kalyan, District – Thane, PIN Code – 421 201, State – Maharashtra, Country – India
3	Type of Building	Residential used
4	No. of Floors	Ground + 6 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	2004 (As per Part Occupancy Certificate)
11	Present age of building	19 Years
12	Residual age of the building	41 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 Flats on 5 th Floor
14	Methodology adopted	As per visual site inspection



B. External Observation of the Building		
1	Plaster	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good 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)	Good Condition
2	Columns (Cracks & Leakages)	Good Condition
3	Ceiling (Cracks & Leakages)	Good 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 + 6 Upper Floors which are constructed in year 2004 (As per Part Occupancy Certificate). Estimated future life under present circumstances is about 41 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 29.07.2023 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 & 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 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=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN, postalCode=400001, serialNumber=1, uri=mailto:manoj@vastukala.org, cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN, postalCode=400001, serialNumber=1, uri=mailto:manoj@vastukala.org

Auth. Sign.



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Actual Site Photographs



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