### PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, PG-2283/23-24 31-Aug-23 BOOMERANG, CHANDIVALI FARM ROAD. Delivery Note Mode/Terms of Payment ANDHERI-EAST 400072 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) STATE BANK OF INDIA Delivery Note Date Dispatch Doc No. RACPC SION BRANCH 3506 /2302351 B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol Dispatched through Destination Road, Off L.B.S. Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India : 27AAACS8577K2ZO GSTIN/UIN Terms of Delivery State Name : Maharashtra, Code: 27

SI No.	Particulars	1111	HSN/SAC	GST Rate	Amount
1	STRUCTURAL REPORT FEE (Technical Inspection and Certification Services)		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	Central Tax		State Tax		Total	
	Value	Rate	Amount	Rate	Amount	Tax 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:

"Name of Owner: Mr. Hiten Jethalal Kakka. Name of Client / Proposed Buyer: Mr. Sanket Rajaram.

Shinde & Mrs. Chhaya Sanket Shinde.

Structural Observation Report of Residential Flat No. A -403, 4th Floor, Wing – A, ""Sambhaji Nagar Co-op. Hsg. Soc. Ltd."", N. M. Joshi Marg, Lower Parel (East), Mumbai – 400 013, 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 : 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

sed Signatory

This is a Computer Generated Invoice

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





Structural Stability Report Prepared For, SBI / RACPC Sion Branch / Mr. Sanket Rajaram Shinde (3506/2302351) Page 1 of 4

Vastu/Mumbai/08/2023/3506/2302351 31/26-497-SBSK Date: 31.08 2023

# Structural Stability Report

Structural Observation Report of Residential Flat No. A-403, 4th Floor, Wing – A, "Sambhaji Nagar Co-op. Hsg. Soc. Ltd.", N. M. Joshi Marg, Lower Parel (East), Mumbai – 400 013, State – Maharashtra, Country – India.

Name of Owner: Mr. Hiten Jethalal Kakka.

Name of Client / Proposed Buyer: Mr. Sanket Rajaram Shinde & Mrs. Chhaya Sanket Shinde.

This is to certify that on visual inspection, it appears that the structure of the Wing – A at "Sambhaji Nagar Coop. Hsg. Soc. Ltd.", is in normal condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 35 years.

### General Information:

A.	Introduction			
1	Name of Building	"Sambhaji Nagar Co-op. Hsg. Soc. Ltd."		
2	Property Address	Residential Flat No. A-403, 4th Floor, Wing – A, "Sambhaji		
	X.l	Nagar Co-op. Hsg. Soc. Ltd., N. M. Joshi Marg, Lower		
	1/	Parel (East), Mumbai – 400 013, State – Maharashtra,		
	7.3	Country – India.		
3	Type of Building	Residential used		
4	No. of Floors	Ground + 7 Upper Floors		
5	Whether stilt / podium / open parking	Open Car Parking		
	provided	- V		
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	1998 (As per documents)		
11	Present age of building	25 years		
12	Residual age of the building	35 years Subject to proper, preventive periodic		
		maintenance & structural repairs.		
13	No. of flats (Per Floor)	4 Flats on 4th Floor		
14	Methodology adopted	As per visual site inspection		







B.	External Observation of the Building		
1	Plaster	Normal Condition	
2	Chajjas	Normal Condition	
3	Plumbing	Normal Condition	
4	Cracks on the external walls	Not found	
5	Filling cracks on the external walls	Not found	
6	Cracks on columns & beams	Not found	
7	Vegetation	Not found	
8	Leakages of water in the drainage pipes	Not found	
	or water pipes		
9	Dampness external in the wall due to	Not found	
	leakages		
10	Any other observation about the	The external condition of the building is in normal condition	
	condition of external side of the building		
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	Good	
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 Law		
	- Laws No. 77 of the Model Bye Laws   under the Act the society shall conduct a Structural Auc		
	(Co-Operative Societies Act / Rules)	of the building of the society as follows	
2	Remark	No Structural Audit Report is furnished for the perusal	

### Conclusion

The captioned building is having Ground + 7 Upper Floors which are constructed in year 1998 as per documents certificate. Estimated future life under present circumstances is about 35 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 10.08.2023 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.

Our Observations about the structure are given above.

The above assessment is based on visual inspection only.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Director

Chalkwar
DN: cre-Sharadkumar B. Chalikwar
e=Vastukata Consultants (f) Pxt. Ltd.,
bu=CMD, email=cmd.gvastukata.org, c=IN
Date: 2023.08.31 18:12:14 +05'30'



## Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13





# **Actual Site Photographs**

















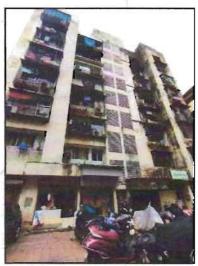


# **Actual Site Photographs**









Think Innovate Create



