

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-2433/23-24	Dated 12-Sep-23
Buyer (Bill to) UNION BANK OF INDIA-UMFB BRANCH Shree Rasraj Heights,Rokadia Lane, borivali West, Mumbai -400092 GSTIN/UIN : 27AAACU0564G1ZH 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. 003630 / 2302513	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 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00

Amount Chargeable (in words)

Indian Rupee Three Thousand Five Hundred Forty Only

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total			270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**

A/c No. : **635301010050194**

Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

Remarks:

Mrs. Manisha Nimish Mehta - Residential Flat No. 105,
 1st Floor, Building No. D/25, Wing - B, "Yogi Krishna
 Co-Op. Hsg. Soc. Ltd., Yogi Nagar, Eksar Road,
 Borivali (West), Mumbai - 400 091, 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

for Vastukala Consultants (I) Pvt Ltd

Asmita Rathod

Signed by Asmita Rathod
 (CIN:U51909MH2012PTC028107) & General Manager
 UIN:UIN-27AAACU0564G1ZH
 27/09/2023 12:19:42 PM

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Structural Stability Report

Structural Observation Report of Residential Flat No. 105, 1st Floor, Building No. D/25, Wing - B, "Yogi Krishna Co-Op. Hsg. Soc. Ltd., Yogi Nagar, Eksar Road, Borivali (West), Mumbai – 400 091, State - Maharashtra, Country – India.

Name of Owner: **Mrs. Manisha Nimish Mehta**

This is to certify that on visual inspection, it appears that the structure of the "Yogi Krishna Co-Op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 18 years.

General Information:

A.	Introduction	
1	Name of Building	"Yogi Krishna Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 105, 1 st Floor, Building No. D/25, Wing - B, "Yogi Krishna Co-Op. Hsg. Soc. Ltd., Yogi Nagar, Eksar Road, Borivali (West), Mumbai – 400 091, State - Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 th 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 sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1981 (As per Previous Valuation Report)
11	Present age of building	42 years
12	Residual age of the building	18 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 Flats on 1 st Floor
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 at some places
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	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)	Found at some places
3	Ceiling (Cracks & Leakages)	Found at some places
4	Leakages inside the property	Found at some places
5	Painting inside the property	Normal (At some places paint is pulled out)
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 + 4th Upper Floors which are constructed in year 1982 as per Previous Valuation Report. Estimated future life under present circumstances is about 19 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 11.09.2023 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.

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.12 17:12:50 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



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Actual site photographs



Actual site photographs



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