

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-2571/23-24	Dated 21-Sep-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) State Bank of India - SPI PBB Branch SPI PBB FORT BRANCH Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai samachar marg Fort GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 003937 / 2302652	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 %	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		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total			225.00		225.00	450.00


Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 Mr. Prasad Balwant Mhase, Mr. Balwant B. Mhase & Mrs. Nanda Balwant Mhase - Residential Flat No. 7374, 2nd Floor, Building No 192, Wing - B, "Chintan Anandmay Co-op. Hsg. Soc. Ltd.", Kannamwar Nagar No. 2, Village - Haryali, Vikroli (East), Taluka - Kurla, District - Mumbai, PIN Code - 400 083, State - Maharashtra, 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
Asmita Rathod
Digitally signed by Asmita Rathod
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 Authorised Signatory

This is a Computer Generated Invoice



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Structural Stability Report

Structural Observation Report of Residential Flat No. 7374, 2nd Floor, Building No 192, Wing - B, "Chintan Anandmay Co-op. Hsg. Soc. Ltd.", Kannamwar Nagar No. 2, Village - Hariyali, Vikroli (East), Taluka - Kurla, District - Mumbai, PIN Code - 400 083, State - Maharashtra, India.

Name of Owner: **Mr. Prasad Balwant Mhase, Mr. Balwant B. Mhase & Mrs. Nanda Balwant Mhase.**

This is to certify that on visual inspection, it appears that the structure of the "Chintan Anandmay Co-op. Hsg. Soc. Ltd." is in average condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 17 years.

General Information:

A.	Introduction	
1	Name of Building	"Chintan Anandmay Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 7374, 2nd Floor, Building No 192, Wing - B, Chintan Anandmay Co-op. Hsg. Soc. Ltd., Kannamwar Nagar No. 2, Village - Hariyali, Vikroli (East), Taluka - Kurla, District - Mumbai, PIN Code - 400 083, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 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	1980 (Approx.)
11	Present age of building	43 years
12	Residual age of the building	17 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	8 Flats on 2 nd Floor
14	Methodology adopted	As per visual site inspection



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- 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	Not found
6	Cracks on columns & beams	Found
7	Vegetation	Found
8	Leakages of water in the drainage pipes or water pipes	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 average condition

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	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 + 4 Upper Floors which are constructed in year 1980 (Approx.) Estimated future life under present circumstances is about 17 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 23.08.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in average 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

Digitally signed by Sharadkumar B. Chalikwar

B. Chalikwar

DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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Date: 2023.09.21 16:19:04 +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

