

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-2664/23-24	Dated 27-Sep-23
Buyer (Bill to) DILIP KASHINATH SANKHE Residential Flat No. 301, 3rd Floor, Wing – B, "Devikrupa Co-Op. Hsg. Soc. Ltd.", R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305, 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. 004066/2302746	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 %	1,500.00
	CGST			135.00
	SGST			135.00
Total				1,770.00

Amount Chargeable (in words) E. & O.E

Indian Rupee One Thousand Seven Hundred Seventy Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00		135.00		135.00	270.00

Tax Amount (in words) : **Indian Rupee Two Hundred Seventy Only**

Company's Bank Details
 Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**

Remarks:
 Mr. Dilip Kashinath Sankhe - Structural Observation Report of Residential Flat No. 301, 3rd Floor, Wing – B, "Devikrupa Co-Op. Hsg. Soc. Ltd.", R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305, 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



UPI Virtual ID : Vastukala@icici

for **Vastukala Consultants (I) Pvt Ltd**

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, email=asmita@vastukala.org, c=IN
 Date: 2023.09.27 16:59:26 +05'30'

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. 301, 3rd Floor, Wing – B, "Devikrupa Co-Op. Hsg. Soc. Ltd.", R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India.

Name of Owner: Mr. Dilip Kashinath Sankhe

This is to certify that on visual inspection, it appears that the structure of the Wing – B at " Devikrupa Co-Op. Hsg. Soc. Ltd.", is in good condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 39 years.

General Information:

A.	Introduction	
1	Name of Building	"Devikrupa Co-Op. Hsg. Soc. Ltd."
2	Property Address	Flat No. 301, 3 rd Floor, Wing – B, "Devikrupa Co-Op. Hsg. Soc. Ltd.", R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 3 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	2002 (As per Part Occupancy Certificate)
11	Present age of building	21 years
12	Residual age of the building	39 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 3 rd 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, G/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	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good 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 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 good 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	Good
6	Maintenance of staircase & cracks	Good
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 + 3 Upper Floors which are constructed in year 2002 as per Part Occupancy certificate. Estimated future life under present circumstances is about 39 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 22.09.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in good 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,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, o=IN
Date: 2023.09.27 17:08:37 +05'30'

Auth. Sign.

Director

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



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Actual site photographs

