

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-2770/23-24	Dated 5-Oct-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) STATE BANK OF INDIA - RASMECCC BHAYANDAR RASMECCC BHAYANDAR Unit No.101,102.103B,1st Floor, IT Landmark BUilding,150ft. Road, Near Hotel Nidhi Opp.Maxus Mall , Bhaynder (West), Thane-401101 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 4153 /2302856	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**

Remarks:

Mr. Mehul Gunvantrai Malkan & Mrs. Neelam Mehul Malkan. - Residential Flat No. B-001, Ground Floor, 'B' Wing, Building Type A, "Star Residency B", "Star Residency Bldg B & B2 Co-Op. Hsg. Soc. Ltd.", Evershine City, Village - Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, 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

Pooja Dagare

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. B-001, Ground Floor, 'B' Wing, Building Type A, "**Star Residency B**", "Star Residency Bldg B & B2 Co-Op. Hsg. Soc. Ltd.", Evershine City, Village - Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India.

Name of Owners: **Mr. Mehul Gunvantrai Malkan & Mrs. Neelam Mehul Malkan.**

This is to certify that on visual inspection, it appears that the structure at "**Star Residency B**", "Star Residency Bldg B & B2 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 40 years.

General Information:

A.	Introduction	
1	Name of Building	" Star Residency B "
2	Property Address	Residential Flat No. B-001, Ground Floor, 'B' Wing, Building Type A, " Star Residency B ", Star Residency Bldg B & B2 Co-Op. Hsg. Soc. Ltd., Evershine City, Village - Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 7 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	2003 (As per Occupancy Certificate)
11	Present age of building	20 years
12	Residual age of the building	40 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on Ground 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	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 good.
C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Not found
2	Columns (Cracks & Leakages)	Not found
3	Ceiling (Cracks & Leakages)	Not found
4	Leakages inside the property	Not found
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Not found

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 + 7 Upper Floors which are constructed in year 2003 (as per Occupancy Certificate). Estimated future life under present circumstances is about 40 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 21.09.2023 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

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

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: 2023.10.05 15:59:26 +05'30'

Auth. Sign.



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Actual site photographs

