

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-2766/23-24	Dated 5-Oct-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 004182/2302852	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	2,500.00		225.00		225.00	450.00

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

Remarks:

Mrs. Meenakshi Dabaria & Mr. Birbal Dabaria. - Residential Flat No. 1001, 10th Floor, "Jimmy Tower III", Crystal Co-Op. Hsg. Soc. Ltd., Plot No. 21, Sector - 17, Village - Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, 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

Asmita Rathod

Digitally signed by Asmita Rathod
DN: cn=Asmita Rathod, ou=Vastukala Consultants
99 Pvt Ltd, serialNumber=Asmita Rathod,
email=asmita@vastukala.org, c=IN
Date: 2023.10.02 14:57:39

Authorised Signatory

This is a Computer Generated Invoice



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Structural Stability Report

Structural Observation Report of Residential Flat No. 1001, 10th Floor, "Jimmy Tower III", Crystal Co-Op. Hsg. Soc. Ltd., Plot No. 21, Sector – 17, Village – Koparkhairane, Navi Mumbai, Taluka & District – Thane, PIN Code - 400 709, State – Maharashtra, Country – India.

Name of Owner: **Mrs. Meenakshi Dabaria & Mr. Birbal Dabaria.**

This is to certify that on visual inspection, it appears that the structure of the building " Jimmy Tower III" is in normal condition and the future life can be reasonably takes under normal working condition and with proper periodic repairs & maintenance is about 34 years.

General Information:

A.		Introduction
1	Name of Building	"Jimmy Tower III", Crystal Co-Op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 1001, 10 th Floor, "Jimmy Tower III", Crystal Co-Op. Hsg. Soc. Ltd., Plot No. 21, Sector – 17, Village – Koparkhairane, Navi Mumbai, Taluka & District – Thane, PIN Code - 400 709, State – Maharashtra, Country – India
3	Type of Building	Residential use
4	No. of Floors	Ground + 13 Upper Floors
5	Whether still / podium / open parking provided	Covered 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 side plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1997 (As per Occupancy Certificate)
11	Present age of building	26 Years
12	Residual age of the building	34 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	2 Flats
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	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 is Normal
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	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 + 13 Upper Floors which is constructed in year 1997 (as per Occupancy Certificate). Estimated future life under present circumstances is about 34 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 28.08.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained Normal & will stand future life subject to proper, preventive periodic maintenance & 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

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 15:11:22 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



Vastukala Consultants (I) Pvt. Ltd.

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Actual Site Photographs



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