

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-2925/23-24 | Dated 16-Oct-23 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| Buyer (Bill to) STATE BANK OF INDIA - THANE RACPC RACPC THANE BRANCH Retail Assets Centralized, Processing Centre, Dosti Pinnacle , Plot No E7,Near New Passport Office, Gate No-3,Road No 22,Panchpakhadi Village Wagle Indl Estate,Thane- 400604 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 004421/2303021 | 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 | 450.00 |

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

Remarks:
 Mr. Satyajeet Dwarkanath Vaidya & Mrs. Minal S. Vaidya. - Residential Flat No. 102, 10th Floor, "Primrose", Primrose Glendale Co-Op. Hsg. Soc. Ltd., Gladys Alvarez Road, Village - Majiwade, Thane (West), Taluka - Thane, District - Thane, PIN - 400 606, 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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**
for Vastukala Consultants (I) Pvt Ltd

R. D. D. D.
 Authorised Signatory

This is a Computer Generated Invoice



Structural Stability Report

Structural Observation Report of Residential Flat No. 102, 10th Floor, "Primrose", Primrose Glendale Co-Op. Hsg. Soc. Ltd., Gladys Alvarez Road, Village - Majiwade, Thane (West), Taluka - Thane, District - Thane, PIN - 400 606, State - Maharashtra, India.

Name of Owners: **Mr. Satyajee Dwarkanath Vaidya & Mrs. Minal S. Vaidya.**

This is to certify that on visual inspection, it appears that the structure of the "Primrose" is in Normal condition and the future life can be reasonably takes under in good condition and with proper periodic repairs & maintenance is about 39 years.

General Information:

| A. | Introduction | |
|----|--|---|
| 1 | Name of Building | "Primrose", Primrose Glendale Co-Op. Hsg. Soc. Ltd. |
| 2 | Property Address | Residential Flat No. 102, 10 th Floor, "Primrose", Primrose Glendale Co-Op. Hsg. Soc. Ltd., Gladys Alvarez Road, Village - Majiwade, Thane (West), Taluka - Thane, District - Thane, PIN - 400 606, State - Maharashtra, India |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground + 14 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open 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 | 2002 (As per 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) | 10 th Floor is having 4 Flats |
| 14 | Methodology adopted | As per visual site inspection |



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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 | 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 | 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 + 14 Upper Floors which are constructed in year 2002 as per 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 09.10.2023 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.

MANOJ BABURAO
CHALIKWAR

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3



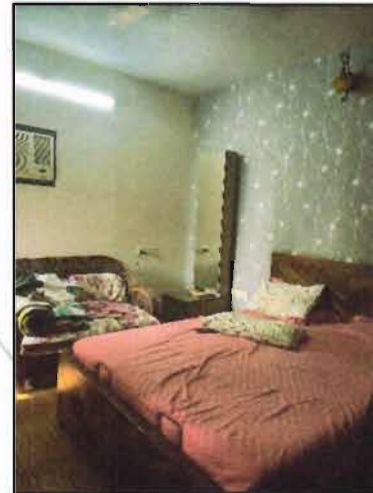
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Actual Site Photographs



Actual Site Photographs



Think.Innovate.Create