

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-2930/23-24	Dated 16-Oct-23
Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L.B.S.Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO 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. 004427/2303026	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**

<p>Remarks: Miss Malarvizhi Thiyagarajan & Miss Dhanalaxmi Thiyagarajan - Residential Flat No. 305, 3rd Floor, Wing 'A', Building No. M-5, "Pratiksha Nagar Palm Acres Co-Op. Hsg. Soc. Ltd.", New Mhada Colony, Pratiksha Nagar, Sion (East), Mumbai - 400 022, State - Maharashtra, India</p> <p>Company's PAN : AADCV4303R</p> <p>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</p>	<p>Company's Bank Details Bank Name : State Bank of India A/c No. : 32632562114 Branch & IFS Code : MIDC Andheri (E) & SBIN0007074</p> <div style="text-align: center;">  UPI Virtual ID : vastukala@icici </div> <p style="text-align: right;">for Vastukala Consultants (I) Pvt Ltd Asmita Rathod <small>Digitally signed by Asmita Rathod DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=asmita@vastukala.com, c=IN Date: 2023.10.16 17:09:38 +05'30'</small> Authorised Signatory</p>
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Vastukala Consultants (I) Pvt. Ltd.

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Structural Stability Report

Structural Observation Report of Residential Flat No. 305, 3rd Floor, Wing 'A', Building No. M-5, "**Pratiksha Nagar Palm Acres Co-Op. Hsg. Soc. Ltd.**", New Mhada Colony, Pratiksha Nagar, Sion (East), Mumbai - 400022, State - Maharashtra, India.

Name of Owners: **Miss Malarvizhi Thiyagarajan & Miss Dhanalaxmi Thiyagarajan**

This is to certify that on visual inspection, it appears that the structure at "**Pratiksha Nagar Palm Acres 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 44 years.

General Information:

A.	Introduction	
1	Name of Building	"Pratiksha Nagar Palm Acres Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 305, 3 rd Floor, Wing 'A', Building No. M-5, " Pratiksha Nagar Palm Acres Co-Op. Hsg. Soc. Ltd. ", New Mhada Colony, Pratiksha Nagar, Sion (East), Mumbai - 400 022, State – Maharashtra, India.
3	Type of Building	Residential
4	No. of Floors	Part Ground + Part Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Open / Stilt 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	2007 (As per Possession Letter)
11	Present age of building	16 years
12	Residual age of the building	44 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 rd Floor is having 6 Flats
14	Methodology adopted	As per visual site inspection



Our Pan India Presence at :



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	Not found
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 Part Ground + Part Stilt + 7 Upper Floors which are constructed in year 2007 (as per Possession Letter). Estimated future life under present circumstances is about 44 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 03.10.2023 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.

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: 2023.10.16 18:00:05 +05'30'

Auth. Sign.



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Actual site photographs

