

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-1687/23-24</b>	Dated <b>22-Jul-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - RACPC CHINCHPOKALI</b> RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002733 / 2301741</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>STRUCTURAL REPORT FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

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
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 Name of Owner: Mr. K.V.S.R Apparao alias Apparao Venkatasatyarama Kollepara, Name of Proposed Purchaser: Mohammad Umar & Nusrat Parveen - Residential Flat No. 105, 1st Floor, Type - B, Block No. 17, "Kendriya Vihar Co-Op. Hsg. Soc. Ltd.", Plot No. 2, Sector - 38, Nerul (West), Navi Mumbai - 400 706, 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

*Rathee*  
 Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



## Structural Stability Report

Structural Observation Report of Residential Flat No. 105, 1<sup>st</sup> Floor, Type – B, Block No. 17, "**Kendriya Vihar Co-Op. Hsg. Soc. Ltd.**", Plot No. 2, Sector – 38, Nerul (West), Navi Mumbai – 400 706, State – Maharashtra, Country – India.

Name of Owner: **Mr. K.V.S.R Apparao alias Apparao Venkatasayarama Kollepara**

Name of Proposed Purchaser: **Mohammad Umar & Nusrat Parveen**

This is to certify that on visual inspection, it appears that the structure at "**Kendriya Vihar Co-Op. Hsg. Soc. Ltd.**" is in good condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 33 years.

### General Information:

A.	Introduction	
1	Name of Building	"Kendriya Vihar Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 105, 1 <sup>st</sup> Floor, Type – B, Block No. 17, " <b>Kendriya Vihar Co-Op. Hsg. Soc. Ltd.</b> ", Plot No. 2, Sector – 38, Nerul (West), Navi Mumbai – 400 706, State – Maharashtra, Country – India.
3	Type of Building	Residential
4	No. of Floors	Ground + 3 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	1996 (As per Occupancy Certificate)
11	Present age of building	27 years
12	Residual age of the building	33 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 Flats on 1 <sup>st</sup> Floor
14	Methodology adopted	As per visual site inspection



### Our Pan India Presence at :

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- 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>B. External Observation of the Building</b>		
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal Condition
4	Cracks on the external walls	Found
5	Filling cracks on the external walls	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 Normal condition
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
1	Beams (Cracks & Leakages)	Normal Condition
2	Columns (Cracks & Leakages)	Normal Condition
3	Ceiling (Cracks & Leakages)	Normal Condition
4	Leakages inside the property	Not found
5	Painting inside the property	Paint peel off at some places.
6	Maintenance of staircase & cracks	Normal

<b>D Common Observation</b>		
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

<b>E Conclusion</b>	
<p>The captioned building is having Ground + 3 Upper Floors which are constructed in year 1996 as per Occupancy Certificate. Estimated future life under present circumstances is about 33 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 12.07.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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

C.M.D.

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: 2023.07.24 12:22:52 +05'30'

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCO/2021/22/85/13



### Actual site photographs

