

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-1739/23-24 | Dated 10-Jul-23 | |
| Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment | |
| | Reference No. & Date. | Other References | |
| | Buyer's Order No. | Dated | |
| | Dispatch Doc No. 002806 / 2301796 | Delivery Note Date | |
| | Dispatched through | Destination | |
| Terms of Delivery | | | |

| SI 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 | | | 225.00 | | 225.00 | 450.00 |

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

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

Remarks:

Mr. Kanwar Bir Singh & Mrs. Gurpreet Kaur - Residential Amalgamated Flat No. 1404/A, 1404/B, 1404/C, 14th Floor, "Odyssey – II Co-op. Hsg. Soc. Ltd.", Orchid Avenue, Hiranandani Gardens, Powai, Mumbai – 400 076, 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

for Vastukala Consultants (I) Pvt Ltd

Ratted
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Structural Stability Report

Structural Observation Report of Residential Amalgamated Flat No. 1404/A, 1404/B, 1404/C, 14th Floor, "Odyssey – II Co-op. Hsg. Soc. Ltd.", Orchid Avenue, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India.

Name of Owners: Mr. Kanwar Bir Singh & Mrs. Gurpreet Kaur.

This is to certify that on visual inspection, it appears that the structure at "Odyssey – II 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 39 years.

General Information:

| A. | Introduction | |
|----|--|---|
| 1 | Name of Building | "Odyssey – II Co-op. Hsg. Soc. Ltd." |
| 2 | Property Address | Residential Amalgamated Flat No. 1404/A, 1404/B, 1404/C, 14 th Floor, "Odyssey – II Co-op. Hsg. Soc. Ltd.", Orchid Avenue, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Stilt + 1 st to 29 th Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Along with One Stilt Car parking No. 4 & Open Car Parking No. 4A |
| 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) | 4 Flats on 14 th 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 | 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 | Végetation | 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 | 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 Still + 1st to 29th Upper Floors 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 29.06.2023 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

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMO, email=cmd@vastukala.org, c=IN
Date: 2023.07.27 16:01:19 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.
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Actual site photographs



Actual site photographs



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