

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-2493/23-24	Dated 15-Sep-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
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	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003831 / 2302571	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			225.00		225.00	450.00

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

Remarks:

Mr. Kapil Kumar Kathuria & Mrs. Komal Kathuria -
 Name of Proposed Purchaser is Vivek Ramthilak Iyengar & Malathi Ramthilak . Residential Flat No. 304, 3rd Floor, Wing - A, "Raheja Nest Co-Op. Hsg. Soc. Ltd.", Chandivali Farm Road, Powai, Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, 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, o=Vastukala Consultants (I) Pvt. Ltd., email=Asmita.Rathod@vastukala.org, c=IN, Date: 2023.09.15 14:14:49 +05'30'

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Structural Stability Report

Structural Observation Report of Residential Flat No. 304, 3rd Floor, Wing – A, "Raheja Nest Co-op. Hsg. Soc. Ltd.", Chandivali Farm Road, Powai, Village – Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country - India.

Name of Proposed Purchaser: **Vivek Ramthilak Iyengar & Malathi Ramthilak**

Name of Owner: **Mr. Kapil Kumar Kathuria & Mrs. Komal Kathuria**

This is to certify that on visual inspection, it appears that the structure of the Wing – A at "Raheja Nest 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 40 years.

General Information:

A.	Introduction	
1	Name of Building	"Raheja Nest Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 304, 3 rd Floor, Wing – A, "Raheja Nest Co-op. Hsg. Soc. Ltd.", Chandivali Farm Road, Powai, Village – Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country - India.
3	Type of Building	Residential used
4	No. of Floors	Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt Car 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 sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	2003 (As per Occupancy Certificate)
11	Present age of building	20 years
12	Residual age of the building	40 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 3 rd Floor
14	Methodology adopted	As per visual site inspection



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- 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	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	At the time of site visit, external painting work is in progress
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	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	<ul style="list-style-type: none"> i. No Structural Audit Report is furnished for the perusal. ii. At the time of site visit, external painting work is in progress.

E Conclusion	
<p>The captioned building is having Stilt + 7 Upper Floors which are constructed in year 2003 as occupancy certificate. Estimated future life under present circumstances is about 40 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 12.09.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal 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,
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