

**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.	Dated
	<b>PG-2802/23-24</b>	<b>7-Oct-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace,Shop No 5,Ground Floor, Plot No 65,Sector-11,CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>4263/2302886</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI 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>
	Total			<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**

Company's Bank Details  
 Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**

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UPI Virtual ID : vastukala@icici

**Remarks:**

Mr. Jayant Menon & Mrs. Priyanka Prabhakaran Kartha.  
 - Amalgamated Residential Flat Nos. B/2503/A & B/2503  
 /B, 25th Floor, Wing - B, "Avalon Co-op. Hsg. Soc. Ltd.",  
 Hiranandani Gardens, Powai, Mumbai, PIN Code - 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**

Gitanjali  
 Kulaye  
 Authorised Signatory



This is a Computer Generated Invoice



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## Structural Stability Report

Structural Observation Report of Amalgamated Residential Flat Nos. B/2503/A & B/2503/B, 25th Floor, Wing - B, "Avalon Co-op. Hsg. Soc. Ltd.", Hiranandani Gardens, Powai, Mumbai, PIN Code - 400 076, State - Maharashtra, Country - India.

**Name of Owner: Mr. Jayant Menon & Mrs. Priyanka Prabhakaran Kartha.**

This is to certify that on visual inspection, it appears that the structure of the building "Avalon Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably takes under normal working condition and with proper periodic repairs & maintenance is about 40 years.

### General Information:

A.	Introduction	
1	Name of Building	"Avalon Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat Nos. B/2503/A & B/2503/B, 25th Floor, Wing - B, "Avalon Co-op. Hsg. Soc. Ltd.", Hiranandani Gardens, Powai, Mumbai, PIN Code - 400 076, State - Maharashtra, Country - India.
3	Type of Building	Residential use
4	No. of Floors	2 Basement + Lobby + 33 Upper Floors
5	Whether stilt / podium / open parking provided	Along with One car Parking Space No. 26A & 26B
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 side 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
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>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	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 is Normal
<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	Normal
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 2 Basement + Lobby + 33 Upper Floors which is constructed in year 2003 (As per Occupancy Certificate). Estimated future life under present circumstances is about 40 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 21.03.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained Normal &amp; will stand future life subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>Our Observations about the structure are given as 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 / 2016-17 / 156 / Sr. No. - 193

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: 2023.10.07 14:46:55 +05'30'

Auth. Sign.



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### Actual Site Photographs

