#### PROFORMA INVOICE



Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR,

BOOMERANG, CHANDIVALI FARM ROAD. ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27

E-Mail: accounts@vastukala.co.in

Buyer (Bill to)

STATE BANK OF INDIA - THANE RACPC RACPC THANE BRANCH

Retail Assets Centralized, Processing Centre, Dosti Pinnacle, Plot No E7, Near New Passport Office, Gate No-3, Road No 22, Panchpakhadi Village Wagle Indl Estate, Thane- 400604

GSTIN/UIN

: 27AAACS8577K2ZO State Name : Maharashtra, Code: 27

Dated
25-Jun-24
Mode/Terms of Payment
AGAINST REPORT
Other References
Dated
Delivery Note Date
Note of contract Report
Destination

Terms of Delivery

SI No.	Particulars	Н	SN/SAC	GST Rate	Amount
1		GST GST	97224	18 %	1,500.00 135.00 135.00
			ě		
	Paga and the	Total			1,770.00

Amount Chargeable (in words)

E. & O.E

### Indian Rupee One Thousand Seven Hundred Seventy Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	1,500.00	9%	135.00	9%	135.00	270.00
Total	1,500.00	GIT	135.00		135.00	270.00

Tax Amount (in words): Indian Rupee Two Hundred Seventy Only

009493/2306881 Mr. Dinesh Ramesh Naik & Mrs. Aparna Ankush Shelar - Residential Flat No. 1503, 15th Floor, Building No 39, "Avon Co-Op. Hsg. Soc. Ltd. ", Hiranandani Estate, Patlipada, off. Ghodbunder Road, Village - Kolshet, Thane ( West), Taluka - Thane, District - Thane, PIN - 400 607, 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

Customer's Seal and Signature

Company's Bank Details

Bank Name

: ICICI BANK LTD

A/c No.

340505000531

Branch & IFS Code: THANE CHARAI & ICIC0003405

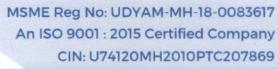


VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD Digitally signed on 25-06-2024 11:19:46

**Authorised Signatory** 





## Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RACPC Thane/ Dinesh Ramesh Naik (009493/2306881)

Page 1 of 3

www.vastukala.co.in

Vastu/Thane/06/2024/009493/2306881 25/1-325-PRRJ Date: 25.06.2024

### **Structural Stability Report**

Structural Observation Report of Residential Flat No. 1503, 15th Floor, Building No 39, "Avon Co-Op. Hsg. Soc. Ltd.", Hiranandani Estate, Patlipada, off. Ghodbunder Road, Village - Kolshet, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, Country - India.

Name of Owner: Mr. Dinesh Ramesh Naik & Mrs. Aparna Ankush Shelar

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

### General Information:

A.	75.00	Introduction
1	Name of Building	"Avon Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 1503, 15th Floor, Building No 39, "Avon Co-Op. Hsg. Soc. Ltd.", Hiranandani Estate, Patlipada, off. Ghodbunder Road, Village - Kolshet, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, Country - India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 16th Upper Floors
5	Whether stilt / podium / open parking provided	Along with One Open Car Parking Space No. 13
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	2004 (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)	06 Flats on 15th Floor
14	Methodology adopted	As per visual site inspection

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	Vegetation	Not Found			

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA Email:thane@vastukala.co.in | Tel: 80978 82976 / 90216 05621

Our Pan India Presence at:

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**:-400072, (M.S.), India









MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RACPC Thane/ Dinesh Ramesh Naik (009493/2306881)

Page 1 of 3

www.vastukala.co.in

VASTUKALA

Vastu/Thane/06/2024/009493/2306881 25/1-325-PRRJ Date: 25.06.2024

### Structural Stability Report

Structural Observation Report of Residential Flat No. 1503, 15th Floor, Building No 39, "Avon Co-Op. Hsg. Soc. Ltd. ", Hiranandani Estate, Patlipada, off. Ghodbunder Road, Village - Kolshet, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, Country - India.

Name of Owner: Mr. Dinesh Ramesh Naik & Mrs. Aparna Ankush Shelar

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

### General Information:

A.		Introduction		
1	Name of Building	"Avon Co-Op. Hsg. Soc. Ltd."		
2	Property Address	Residential Flat No. 1503, 15th Floor, Building No 39, "Avon Co-Op. Hsg. Soc. Ltd. ", Hiranandani Estate, Patlipada, off. Ghodbunder Road, Village - Kolshet, Thane (West), Taluka - Thane, District - Thane, PIN - 400 607, State - Maharashtra, Country - India.		
3	Type of Building	Residential used		
4	No. of Floors	Ground + 16th Upper Floors		
5	Whether stilt / podium / open parking provided	Along with One Open Car Parking Space No. 13		
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	2004 (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)	06 Flats on 15th Floor		
14	Methodology adopted	As per visual site inspection		

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	Vegetation	Not Found			

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA Email:thane@vastukala.co.in | Tel: 80978 82976 / 90216 05621

Our Pan India Presence at:

Nanded Mumbai

Nashik Raikot 

Raipur



B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: -400072, (M.S), India









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	Structural Stability Report from licensed structural
	of external side of the building	engineers not provided for our verification.
C	Internal Observation of the comm	on 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 Condition
6	Maintenance of staircase & cracks	Good

D	Common Observation			
1		As per bye Laws No. 77 of Co-Op. Societies bye Laws under the Act the society shall conduct a Structural Audit of		
	Operative Societies Act / Rules)	the building of the society as follows		
2	Remark	No Structural Audit Report is furnished for the perusal.		

#### Conclusion

The captioned building is having Ground + 16th Upper Floors which are constructed in year 2004 (As per Occupancy Certificate). Estimated future life under present circumstances is about 40 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 12.06.2024 of building. The building is well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & Good structural repairs.

Our Observations about the structure are given above.

The above assessment is based on visual inspection only. Separate structural audit from licensed structural engineers is advised to assess exact balance life of structure.

# For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkum Digital DN: cn ar Chalikwar Cha

Director

Auth. Sign.

### Sharadkumar B. Chalikwar

Structural Engineer Licence No. STATE/R/2022/APL/01785

Govt. Reg. Valuer

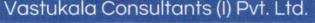
Chartered Engineer (India)

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

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



Since 1989



An ISO 9001: 2015 Certified Company



# **Actual site photographs**

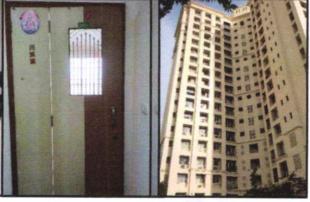


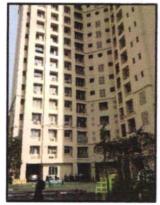


















Since 1989

