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Structural Stability Report Prepared For: SBI/ Naupada Branch Thane / Mrs. Asmita Pritam Tupe (31008/2300237) Page 1 of 3

Vastu/Mumbai/04/2023/31008/2300237 24/06-232-SBVS Date: 24.04.2023

### **Structural Stability Report**

Structural Observation Report of Residential Flat No. 02, Ground Floor, Building No. 5, "N. G. Vihar Co-Op. Hsg. Soc. Ltd.", Shastri Nagar, Opp. Laxmi Park Phase I, Village - Majiwade, Thane (West), Taluka & District -Thane, PIN Code – 400 606, State – Maharashtra, Country – India.

Name of Owners: Mrs. Asmita Pritam Tupe & Mr. Pritam Sudhakar Tupe

This is to certify that on visual inspection, it appears that the structure of the Building No. 5 at "N. G. Vihar 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 39 years.

#### **General Information:**

A.		Introduction
1	Name of Building	"N. G. Vihar Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 02, Ground Floor, Building No. 5, "N.
		G. Vihar Co-Op. Hsg. Soc. Ltd.", Shastri Nagar, Opp.
		Laxmi Park Phase I, Village - Majiwade, Thane (West),
		Taluka & District - Thane, PIN Code - 400 606, State -
		Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	(Part) Ground + (Part) Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking	Open / Covered Car Parking
	provided	
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)	2 Flats on Ground Floor
14	Methodology adopted	As per visual site inspection





Thane: 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA

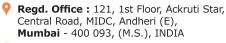
E-mail: thane@vastukala.org, Tel.: 80978 82976 / 90216 25621

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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	Not found	
	or water pipes		
9	Dampness external in the wall due to	Not found	
	leakages	_	
10	Any other observation about the	The external condition of the building is in good condition	
	condition of external side of the building		
С	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	Con	nmon Observation
1	Structural Audit of the Building Under Bye	As per bye Laws No. 77 of Co-Op. Societies bye Laws
	- Laws No. 77 of the Model Bye Laws	under the Act the society shall conduct a Structural Audit
	(Co-Operative Societies Act / Rules)	of the building of the society as follows
2	Remark	No Structural Audit Report is furnished for the perusal

### **E** Conclusion

The captioned building is having (Part) Ground + (Part) Stilt + 7 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.

The inspection dated 19.04.2023 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.

Our Observations about the structure are given above.

The above assessment is based on visual inspection only.

## For VASTUKALA CONSULTANTS (I) PVT. LTD.

### **Director**

Auth. Sign.

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





# **Actual Site Photographs**















