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





Structural Stability Report Prepared For: BOB / Old Jakatnaka Branch / Shri. Dinesh Kumar Lubchand Jain (31053/2300259) Page 1 of 4

Vastu/Mumbai/04/2023/31053/2300259 25/04-254-SBSH Date: 25.04.2023

Structural Stability Report

Structural Observation Report of Residential Flat No. 302, 3rd Floor, Wing – A, "Ashok Nagar Building No. 23 Co-op. Hsg. Soc. Ltd.", Prabhu Kunj Society, Opp. Jain Mandir, Kalyan Road, Village Kaneri, Bhiwandi, Thane - 421 302, State - Maharashtra, Country - India.

Name of Owners: Shri. Dinesh Kumar Lubchand Jain

This is to certify that on visual inspection, it appears that the structure of the Wing - A at "Ashok Nagar Building No. 23 Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 36 years.

General Information:

A.		Introduction
1	Name of Building	"Ashok Nagar Building No. 23 Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 302, 3rd Floor, Wing – A, "Ashok
		Nagar Building No. 23 Co-op. Hsg. Soc. Ltd.", Prabhu
		Kunj Society, Opp. Jain Mandir, Kalyan Road, Village
		Kaneri, Bhiwandi, Thane – 421 302, State – Maharashtra,
		Country – India.
3	Type of Building	Residential used
4	No. of Floors	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 Think.In	Brick Masonry Walls
10	Year of Construction	1999 (As per site information)
11	Present age of building	24 years
12	Residual age of the building	36 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	6 Flats on 3 rd 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

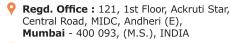
E-mail: thane@vastukala.org, Tel.: 80978 82976 / 90216 25621



Mumbai Aurangabad Thane 💡 Nanded Delhi NCR 💡 Nashik

Pune Indore Ahmedabad
 ♀ Jaipur

Rajkot 🖁 **♀** Raipur



B.	External Observation of the Building		
1	Plaster	Good Condition	
2	Chajjas	Good Condition	
3	Plumbing	Good Condition	
4	Cracks on the external walls	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	Found	
	leakages		
10	Any other observation about the	The external condition of the building is in normal condition	
	condition of external side of the building		
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	Cor	nmon Observation	

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 Stilt + 7 Upper Floors which are constructed in year 1999 as per site information. Estimated future life under present circumstances is about 36 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 21.04.2023 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.

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

BOB Empanelment No.: ZO:MZ:ADV:46:941





Actual Site Photographs













Actual Site Photographs

















