



Structural Stability Report Prepared For: BOB / SME Branch -1 Fort Branch / Mr. Raman Roopchand Jain (2579/2301575) Page 1 of 3

Vastu/Mumbai/07/2023/2579/2301575
15/15-200-PA
Date: 15.07.2023

Structural Stability Report

Structural Observation Report of Residential Flat No. 602, 6th Floor, Wing – A, "Priti Palace", Dadabhai Cross Road No. 3, Vile Parle (West), Mumbai, PIN Code – 400 056, State – Maharashtra, Country – India.

Name of Owner: **Mr. Raman Roopchand Jain & Mrs. Kamni Raman Jain**

This is to certify that on visual inspection, it appears that the structure of "Priti Palace" is in normal condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 36 years.

General Information:

A.		Introduction
1	Name of Building	Priti Palace
2	Property Address	Residential Flat No. 602, 6 th Floor, Wing – A, "Priti Palace", Dadabhai Cross Road No. 3, Vile Parle (West), Mumbai, PIN Code – 400 056, 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
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	1999 (As per Occupancy Certificate)
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)	2 Flats on 6 th Floor
14	Methodology adopted	As per visual site inspection



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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	The external condition of the building is in Good condition
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	Normal
6	Maintenance of staircase & cracks	Normal

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	No Structural Audit Report is furnished for the perusal

E Conclusion	
<p>The captioned building is having Stilt + 7 Upper Floors which are constructed in year 1999 (As per Occupancy Certificate) Estimated future life under present circumstances is about 36 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 02.06.2023 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
 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: 2023.07.17 11:58:40 +05'30'


 Auth. Sign.

Director

Sharadkumar B. Chalikwar
 Govt. Reg. Valuer
 Chartered Engineer (India)
 Reg. No. (N) CCIT/1-14/52/2008-09



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Actual Site Photographs



