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





Structural Stability Report Prepared For: SBI / RACPC Ghatkopar / Mr. Vinayak Sadashiv Pandit (4981/2303456)

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Vastu/Mumbai/11/2023/4981/2303456 09/15-152-SH Date: 09.11.2023

# Structural Stability Report

Structural Observation Report of Residential Flat No. 7, 3rd Floor, "Aradhana Co-op. Hsg. Soc. Ltd.", Raju Nagar, Shivaji Path No. 2, Village Chole, Dombivli (West), Taluka - Kalyan, District - Thane, PIN - 421 202, State - Maharashtra, Country - India.

## Name of Owner: Mr. Vinayak Sadashiv Pandit

This is to certify that on visual inspection, it appears that the structure of the at "Aradhana 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 32 years.

#### General Information:

A.	\	Introduction
1	Name of Building	"Aradhana Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 7, 3 <sup>rd</sup> Floor, "Aradhana Co-op. Hsg. Soc. Ltd.", Raju Nagar, Shivaji Path No. 2, Village Chole, Dombivli (West), Taluka – Kalyan, District - Thane, PIN – 421 202, State - Maharashtra, Country - India
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	1995 (As per Building Completion certificate)
11	Present age of building	28 years Cledie
12	Residual age of the building	32 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	2 Flats on 3 <sup>rd</sup> Floor
14	Methodology adopted	As per visual site inspection

E	В.	External Observation of the Building		
1	1	Plaster	Normal Condition	



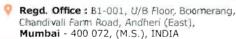




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2	Chajjas	Normal Condition
3	Plumbing	Normal Condition
4	Cracks on the external walls	Found at some places
5	Filling cracks on the external walls	Not Found
6	Cracks on colurnns & beams	Not Found
7	Vegetation	Not Found
8	Leakages of water in the drainage 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 of external side of the building	,
С	Internal Observation of the common 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
6	Maintenance of staircase & cracks	Normal

D	Common 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 Ground + 4 Upper Floors which are constructed in year 1995 (As per Building Completion certificate). Estimated future **life under** present circumstances is about 32 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 27.10.2023 reveals minor structural damage or deterioration to the 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.

Sharadkumar Chalikwar Digitally signed by Sharadkumar Challiswar DN: cn=Sharadkumar Challiswar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2023.] 1.09.16-27:19+0530'

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**









