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Structural Stability Report Prepared for SBI / RACPC Andheri / Mr. Suraj Vijay Kulkarni (6280/2304456)

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Vastu/Mumbai/01/2024/6280/2304456 11/05-158-PRSH Date: 11.01.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 876, 7th Floor, Building No 8, **"Kohinoor City Complex",** Kohinoor City Co-Op. Hsg. Soc. Ltd., Kohinoor City Phase 1, Kirol Road, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070, State - Maharashtra, Country - India.

Name of Owner: Mr. Suraj Vijay Kulkarni & Mrs. Madhumita Suraj Manna Kulkarni

This is to certify that on visual inspection, it appears that the structure of the at **"Kohinoor City Complex"**, is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 44 years.

General Information:

A.	\.	Introduction
1	Name of Building	"Kohinoor City Complex"
2	Property Address	Residential Flat No. 876, 7th Floor, Building No 8,
	1	"Kohinoor City Complex", Kohinoor City Co-Op. Hsg.
	//	Soc. Ltd., Kohinoor City Phase 1, Kirol Road, off. L.B.S.
	//	Marg, Kurla (West), Mumbai – 400 070, 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 Space
	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	2007 (As per Occupancy Certificate)
11	Present age of building	16 years
12	Residual age of the building	44 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	06 Flats on 7 th Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building		
1	Plaster	Good Condition	Salami Angyanani Salami Architeca a
2	Chajjas	Good Condition	TI ME
3	Plumbing	Good Condition	189 MH2010 PT CZS





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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	i) Structural Stability Report from licensed structural
	condition of external side of the building	engineers not provided for our verification.
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	Good Condition
6	Maintenance of staircase & cracks	Good
	Trialitionarios of standard a stanta	0000

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 Stilt + 7 Upper Floors which are constructed in year 2007 As per Occupancy Certificate. Estimated future life under present circumstances is about 44 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 22.12.2023 of building. The building is 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. Separate structural audit from licensed structural engineers is advised to assess exact balance life of structure.

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=Date: 2024;01.11 12:38:45 +05'30"

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



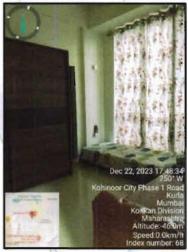


Actual site photographs





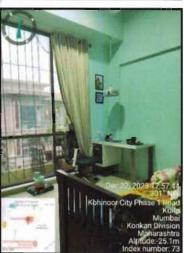












Actual site photographs















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