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





Structural Stability Report Prepared For: SBI / RACPC Belapur / Mr. DSA Noel Santosh (6748/2304857) Page 1 of 4

Vastu/Mumbai/02/2024/6748/2304857 07/14-79-JASK Date: 07.02.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. A/401, 4th Floor, "Rajesh Park View Co-op. Hsg. Soc. Ltd.", Pipeline Road, Off Nehru Road, Vakola, Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 055, State - Maharashtra, Country - India.

Name of Owner: Mr. DSA Noel Santosh & Mrs. Preethi Tina Dsouza DSA

This is to certify that on visual inspection, it appears that the structure of the at "Rajesh Park View 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 13 years.

General Information:

Α.		Introduction
1	Name of Building	"Rajesh Park View Co-op. Hsg. Soc. Ltd."
2	Property Address	of Residential Flat No. A/401, 4th Floor, "Rajesh Park View Co-op. Hsg. Soc. Ltd.", Pipeline Road, Off Nehru Road, Vakola, Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PM, 400,055, State, Maharashtra County, India.
3	Type of Building	PIN - 400 055, State – Maharashtra, Country – India. Residential
4	No. of Floors	Ground + 4 Upper Floors
5	Whether stilt / podium / open parking provided	Open Car Parking Space
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	1977 (as per Occupancy Certificate)
11	Present age of building	47 Years
12	Residual age of the building	13 Years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4th Floor is having 3 Flats
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building		
1	Plaster	Normal Condition	Volume & All resum
2	Chajjas	Normal Condition	Chartered (1)
3	Plumbing	Normal Condition	Sal Lambr's Engane
4	Cracks on the external walls	Minor cracks found	14.016





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

5	Filling cracks on the external walls	Cracks filling found	
6	Cracks on columns & beams	Minor cracks 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	1. At the time of site inspection, external condition of	
	condition of external side of the building	the building is normal, dampness not found on	
		external walls, leakages are not found, Minor	
		cracks are found with filling.	
		2. Structural Stability Report from licensed structural	
	1	engineers not provided for our verification.	
С	Internal Observation of the common areas of the building and captioned premises		
4			
1	Beams (Cracks & Leakages)	Minor cracks found	
2	Columns (Cracks & Leakages)	Minor cracks found	
3	Ceiling (Cracks & Leakages)	Minor cracks 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.

Conclusion

The captioned building is having Ground + 4 Upper Floors which are constructed in year 1977 (as per Occupancy Certificate). Estimated future life under present circumstances is about 13 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 16.01.2024 reveals no structural damage or deterioration to the 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.

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o-Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2024.02.07 17:53:36 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Director

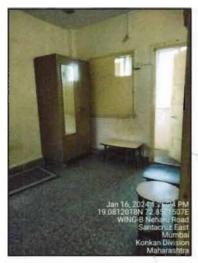
Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09

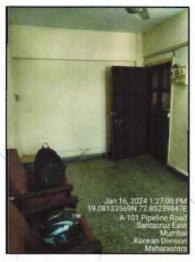
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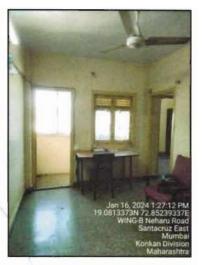


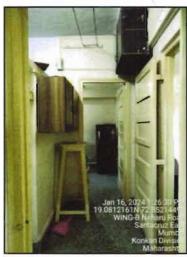


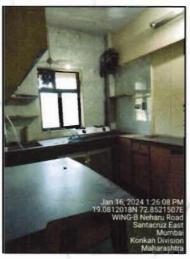
Actual Site Photographs







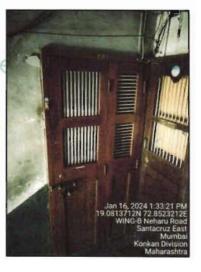












Actual Site Photographs

