

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

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/04/2024/8106/2305885 04/05-24-PANI Date: 04.04.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 204, 2nd Floor, Wing - A, **"Shirdi Nagar Bldg. No E Co-op. Hsg. Soc. Ltd."**, Village - Navghar, Taluka - Thane, District - Thane, Bhayandar (East), PIN Code - 401 105, State - Maharashtra, India.

Name of Owner: Shri. Prakash Chandrakant Baraskar

This is to certify that on visual inspection, it appears that the structure of the at "Shirdi Nagar Bldg. No E Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 27 years.

General Information:

•		luture du esti e u
Α.		Introduction
1	Name of Building	Shirdi Nagar Bldg. No E Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 204, 2 nd Floor, Wing - A, "Shirdi
		Nagar Bldg. No E Co-op. Hsg. Soc. Ltd.", Village -
		Navghar, Taluka - Thane, District - Thane, Bhayandar
		(East), PIN Code - 401 105, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 3 Upper Floors
5	Whether stilt / podium / open parking	Open 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	Brick Masonry Walls
10	Year of Construction	1991 (As per occupancy certificate)
11	Present age of building	33 years
12	Residual age of the building	27 years Subject to proper, preventive periodic
		maintenance & structural repairs
13	No. of flats (Per Floor)	2 nd Floor is having 8 Flats
14	Methodology adopted	As per visual site inspection



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В.	External O	bservation of the Building
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal 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	Not Found
	or water pipes	
9	Dampness external in the wall due to	Not 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	
С	Internal Observation of the common areas of the building and captioned premises	
1	Beams (Cracks & Leakages)	Normal Condition
2	Columns (Cracks & Leakages)	Normal Condition
3	Ceiling (Cracks & Leakages)	Normal Condition
4	Leakages inside the property	Not Found
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Normal

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 Ground + 3 Upper Floors which are constructed in year 1991 (As per occupancy certificate). Estimated future life under present circumstances is about 27 years' subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 04.04.2024 reveals no 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Since 1989

Director

Auth. Sign.

Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 Cosmos Emp. No. H.O./Credit/67/2019-20



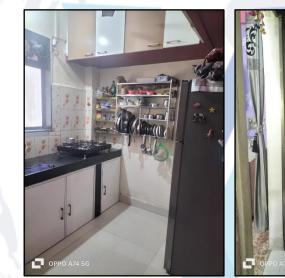


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Actual Site Photographs







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