



Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/04/2024/8232/2305971 15/06-110-PRSH Date: 15.04.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 411, 4th Floor, Wing - D, "Sai Arpan Co-Op. Hsg. Soc. Ltd. ", Mysore Colony Road, Near H.P. Colony (W), Village - Anik, Chembur (East), Mumbai - 400 074, State -Maharashtra, Country - India.

Name of Owner: Mr. Shashikant J. Madhulkar

This is to certify that on visual inspection, it appears that the structure of the at "Sai Arpan 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 37 years.

General Information:

A.		Introduction
1	Name of Building	"Sai Arpan Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 411, 4th Floor, Wing - D, "Sai Arpan
		Co-Op. Hsg. Soc. Ltd. ", Mysore Colony Road, Near H.P.
		Colony (W), Village - Anik, Chembur (East), Mumbai - 400
		074, State - Maharashtra, Country - India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 7 Upper Floors
5	Whether stilt / podium / open parking	Stilt Car Parking Space
2007/00/2000	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	2001 (As per occupancy certificate)
11	Present age of building	23 years
12	Residual age of the building	37 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	03 Flatş on 4th Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building		
1	Plaster	Normal Condition	
2	Chajjas	Good Condition	CONSULTANTS





Nanded Mumbai

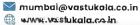
Nashik

Raipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S.), India









Aurangabad
Pune

Structural Stability Report Prepared for SBI / RACPC Sign / Mr. Shashikant J. Madhulkar (8232/2305971) Page 2 of 3

3	Plumbing	Good Condition
4	Cracks on the external walls	Found
5	Filling cracks on the external walls	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	Structural Stability Report from licensed structural 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	Normal Condition
6	Maintenance of staircase & cracks	Good

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 + 7 Upper Floors which are constructed in year 2001 (As per Occupancy Certificate). Estimated future life under present circumstances is about 37 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 28.03.2024 of 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 Eligitally signed by Sharadkum ar Chalikwar DN: cn=Sharadkumas Chalikwar, o=Vastukala Consultants (I) Pvt. Etd., ou=Mumbal, email=cmd@vastukala.org, c=IN = Date: 2024.04.15 15:00:06 +05:30°

Director

Sharadkumar B. Chalikwar

Structural Engineer Licence No. STATE/R/2022/APL/01785

Govt. Reg. Valuer Chartered Engineer (India)

Reg No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2021 - 22 / 85 / 13



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CONSULTANT PLANT OF THE PROPERTY OF THE PROPER

Actual site photographs

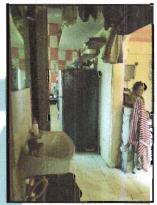
























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