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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/04/2024/8284/2306007

19/02-146-PANI

Date: 19.04.2024

### Structural Stability Report

Structural Observation Report of Residential Flat No. 101, 1<sup>st</sup> Floor, Building - B3, "Shruti Park Co-op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India.

Name of Owner: **Mr. Rupesh Raghunath Vengurlekar & Mrs. Rutuja Rupesh Vengurlekar**

This is to certify that on visual inspection, it appears that the structure of the at "Shruti Park 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 27 years.

#### General Information:

A.	Introduction	
1	Name of Building	Shruti Park Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 101, 1 <sup>st</sup> Floor, Building - B3, "Shruti Park Co-op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 607, 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 Car 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	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)	1 <sup>st</sup> Floor is having 4 Residential Flats
14	Methodology adopted	As per visual site inspection



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<b>B. External Observation of the Building</b>		
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal 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	Found at some places
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	The external condition of the building is in normal condition
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
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

<b>D Common Observation</b>		
1	Structural Audit of the Building Under Bye – Laws No. 77 of the Model Bye Laws (Co-Operative Societies Act / Rules)	As per bye Laws No. 77 of Co-Op. Societies bye Laws under the Act the society shall conduct a Structural Audit of the building of the society as follows
2	Remark	No Structural Audit Report is furnished for the perusal

<b>E Conclusion</b>	
<p>The captioned building is having Ground + 4 Upper Floors which are constructed in year 1991 (As per occupancy certificate). Estimated future life under present circumstances is about 27 year's subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 10.04.2024 reveals no structural damage or deterioration to the building. The building is well as the property is maintained in normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; normal structural repairs.</p> <p>Our Observations about the structure are given above.</p> <p>The above assessment is based on visual inspection only.</p>	

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
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Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20



Since 1989

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## Actual Site Photographs

