

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/04/2024/8307/2306019 19/14-158-JASK Date: 19.04.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 44, 4th Floor, Wing - A, "Rajdeep Villa Co-op. Hsg. Soc. Ltd.", Behind Petrol Pump, Geeta Nagar, Mira - Bhayandar Road, Village - Bhayandar, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India.

Name of Owner: Miss Gulnaaz Anwar Hussain Shaikh & Mr. Tahir Anwar Hussain Shaikh

This is to certify that on visual inspection, it appears that the structure at " Rajdeep Villa 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 29 years.

General Information:

| A. | VIII V | Introduction |
|----|---------------------------------------|--|
| 1 | Name of Building | "Rajdeep Villa Co-op. Hsg. Soc. Ltd." |
| 2 | Property Address | Residential Flat No. 44, 4th Floor, Wing - A, "Rajdeep Villa |
| | | Co-op. Hsg. Soc. Ltd.", Behind Petrol Pump, Geeta |
| | | Nagar, Mira - Bhayandar Road, Village - Bhayandar, Mira |
| | | Road (East), Taluka & District - Thane, PIN - 401 107, State |
| | | - Maharashtra, Country - India. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground + 4 Upper Floors |
| 5 | Whether stilt / podium / open parking | Open 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 | 1993 (As per Occupancy Certificate) |
| 11 | Present age of building | 31 years |
| 12 | Residual age of the building | 29 years Subject to proper, preventive periodic |
| | | maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 4 Flats on 4th Floor |
| 14 | Methodology adopted | As per visual site inspection |

| B. | External Observation of the Building | | |
|----|--------------------------------------|------------------|---|
| 1 | Plaster | Normal Condition | Value 1 As resisers As relacts & |
| 2 | Chajjas | Normal Condition | Chartered Engineers (1) TEV Consultants |
| 3 | Plumbing | Normal Condition | 7770 MH2010 PTC2018 |



Our Pan India Presence at:

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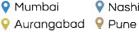
💡 Ahmedabad 💡 Delhi NCR Raipur

Regd. Office

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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 or water pipes | Not Found |
| 9 | Dampness external in the wall due to leakages | Not Found |
| 10 | Any other observation about the condition | Structural Stability Report from licensed structural |
| | 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 | 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 (Co- | under the Act the society shall conduct a Structural Audit of |
| | Operative Societies Act / Rules) | the building of the society as follows |
| 2 | Remark | Structural Stability Report from licensed structural |
| | 1 | engineers not provided for our verification. |

Conclusion

The captioned building is having Ground + 4 Upper Floors which are constructed in year 1993 (As per Occupancy Certificate). Estimated future life under present circumstances is about 29 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 11.04.2024 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 Digitally signed by Sharadkumar B. B. Chalikwar

o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=II Date: 2024.04.19 18:01:38 +05'30'

Director

Auth. Sign.

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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An ISO 9001: 2015 Certified Company



Actual site photographs

























Since 1989

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