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Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: SBI / RACPC Ghatkopar (West) / Mr. Pawan Jain (8570/2306203)

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Vastu/Mumbai/05/2024/8570/2306203

07/03-63-PSVS

Date: 07.05.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 1102, 11th Floor, Building No 1, Wing - A, "**Panchvati A Wing Co-Op. Hsg. Soc. Ltd.**", Near S. M. Shetty School, Panch Shrishti Complex, Village - Chandivali, Taluka - Kurla, District - Mumbai Suburban, Powai, PIN Code - 400 072, State - Maharashtra, India.

Name of Owner: **Mr. Pawan Jain & Mrs. Mamta Jain**

This is to certify that on visual inspection, it appears that the structure of the at "**Panchvati A Wing Co-Op. Hsg. Soc. Ltd.**" is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 41 years.

General Information:

| A. | Introduction | |
|----|--|---|
| 1 | Name of Building | "Panchvati A Wing Co-Op. Hsg. Soc. Ltd." |
| 2 | Property Address | Residential Flat No. 1102, 11 th Floor, Building No 1, Wing - A, " Panchvati A Wing Co-Op. Hsg. Soc. Ltd. ", Near S. M. Shetty School, Panch Shrishti Complex, Village - Chandivali, Taluka - Kurla, District - Mumbai Suburban, Powai, PIN Code - 400 072, State - Maharashtra, India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Stilt + 15 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Stilt / Open 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 | 2005 (As per Occupancy Certificate) |
| 11 | Present age of building | 19 years |
| 12 | Residual age of the building | 41 years Subject to proper, preventive periodic maintenance & structural repairs |
| 13 | No. of flats (Per Floor) | 11 th Floor is having 6 Flats |
| 14 | Methodology adopted | As per visual site inspection |



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| B. External Observation of the Building | | |
|--|--|---|
| 1 | Plaster | Good Condition |
| 2 | Chajjas | Good Condition |
| 3 | Plumbing | Good Condition |
| 4 | Cracks on the external walls | Not 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 | The external condition of the building is in good condition |
| C Internal Observation of the common areas of the building and captioned premises | | |
| 1 | Beams (Cracks & Leakages) | Good Condition |
| 2 | Columns (Cracks & Leakages) | Good Condition |
| 3 | Ceiling (Cracks & Leakages) | Good Condition |
| 4 | Leakages inside the property | Not Found |
| 5 | Painting inside the property | Good |
| 6 | Maintenance of staircase & cracks | Good |

| D Common Observation | | |
|-----------------------------|---|--|
| 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 |

| E Conclusion | |
|---|--|
| <p>The captioned building is having Stilt + 15 Upper Floors which are constructed in year 2005 (As per occupancy certificate). Estimated future life under present circumstances is about 41 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 25.04.2024 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.</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

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

Digitally signed by Sharadkumar Chalikwar
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Actual Site Photographs



Actual Site Photograph



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