



# Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/05/2024/8581/2306226 08/07-86-PASH Date: 08.05.2024

## Structural Stability Report

Structural Observation Report of Residential Flat No. 304, 3rd Floor, Wing - A, "Sai Charanam 'C' Co-op. Hsg. Soc. Ltd.", Shirdi Nagar, Navghar Phatak Road, Village - Goddev, Bhayandar (East), Taluka - Thane, District -Thane, PIN Code - 401 105, State - Maharashtra, India.

Name of Owner: Shri. Arvind Indraram Suthar

This is to certify that on visual inspection, it appears that the structure of the at "Sai Charanam 'C' 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.		Introduction
1	Name of Building	Sai Charanam 'C' Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 304, 3rd Floor, Wing - A, "Sai
		Charanam 'C' Co-op. Hsg. Soc. Ltd.", Shirdi Nagar,
		Navghar Phatak Road, Village - Goddev, Bhayandar
		(East), Taluka - Thane, District - Thane, 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 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	1993 (As Per No Objection 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)	3rd Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection

### Our Pan India Presence at:

Nanded

♀ Thane

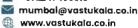
Ahmedabad Opelhi NCR

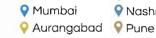
💡 Raipur

Regd. Office

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











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	Found at some places
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	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	

### Conclusion

The captioned building is having Ground + 3 Upper Floors which are constructed in year 1993 (As Per No Objection Certificate). Estimated future life under present circumstances is about 29 years' subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 07.05.2024 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.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoi@vastukala.org, c=IN Date: 2024.05.08 12:02:51 +05'30'

Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2015 Certified Company



Structural Stability Report Prepared For: JSB / Bhayandar (East) Branch/ Shri. Arvind Indraram Suthar (8581/2306226)

# **Actual Site Photographs**

















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