

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/05/2024/008775/2306354 17/10-214-PRBS Date: 17.05.2024

## Structural Stability Report

Structural Observation Report of Residential Flat No. B/206, 2nd Floor, Building No C/5, Wing - B, "New Samir Co-Op. Hsg. Soc. Ltd. ", Patankar Complex, Village - Nilemore, Nallasopara (West), Thane - 401 230, State -Maharashtra, Country - India.

### Name of Owner: Shri. Atmaram Dhondu Padave

This is to certify that on visual inspection, it appears that the structure of the at " New Samir 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 34 years.

#### General Information:

Α.		Introduction
1	Name of Building	"New Samir Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. B/206, 2nd Floor, Building No C/5, Wing
		- B, "New Samir Co-Op. Hsg. Soc. Ltd. ", Patankar
		Complex, Village - Nilemore, Nallasopara (West), Thane -
		401 230, State - Maharashtra, Country - India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 3rd Upper Floors
5	Whether stilt / podium / open parking	Open Car 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	1998 (As per Occupancy Certificate)
11	Present age of building	26 years
12	Residual age of the building	34 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	04 Flats on 2 <sup>nd</sup> Floor
14	Methodology adopted	As per visual site inspection

В.	External Observation of the Building		3500 BY 1860
1	Plaster	Normal Condition	Value Apenders Architects &
2	Chajjas	Normal Condition	Chartered Engineers (b)
3	Plumbing	Normal Condition	THE REAL PROPERTY OF THE PARTY



#### Our Pan India Presence at:

💡 Aurangabad 💡 Pune

Nanded Mumbai

Thane Nashik

Rajkot Indore

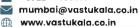
💡 Ahmedabad 👂 Delhi NCR Raipur

Jaipur

### Regd. Office

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





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	No Structural Audit Report is furnished for the perusal.

#### E Conclusion

The captioned building is having Ground + 3<sup>rd</sup> Upper Floors which are constructed in year 1998 (As per Occupancy Certificate). Estimated future life under present circumstances is about 34 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 16.05.2024 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 B. Chalikwar Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) PVt. Ltd., ou=CMO, email=cmd@vastukala.org, c=IN Date: 2024 05.17 14:40:18 +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





# **Actual site photographs**





















Since 1989

Vastukala Consultants (I) Pvt. Ltd.