

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

### Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / SPL PBB Fort/ Mrs. Surekha Marandi (9082/2306587)

Vastu/Mumbai/05/2024/9082/2306587 04/06-31-PRSH

Date: 04.06.2024

### Structural Stability Report

Structural Observation Report of Residential Flat No. 301, 3rd Floor, Wing - A, "Neel Sidhi Gardens", Plot No. 417 & 418, Village - Panvel, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, County -India.

#### Name of Owner: Mrs. Surekha Marandi

This is to certify that on visual inspection, it appears that the structure of the at "Neel Sidhi Gardens", is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 44 years.

#### **General Information:**

A.		Introduction
1	Name of Building	"Neel Sidhi Garden"
2	Property Address	Residential Flat No. 301, 3rd Floor, Wing - A, "Neel Sidhi
	Value 1	Gardens", Plot No. 417 & 418, Village - Panvel, Taluka -
		Panvel, District - Raigad, PIN - 410 206, State -
		Maharashtra, County - India.
3	Type of Building	Residential used
4	No. of Floors	Stilt + 7th Upper Floors
5	Whether stilt / podium / open parking	Stilt 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	2008 (Approx.)
11	Present age of building	16 years
12	Residual age of the building	44 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	04 Flats on 3 <sup>rd</sup> Floor
14	Methodology adopted	As per visual site inspection

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	STEON SOLIAN TO
5	Filling cracks on the external walls	Not Found	Architects & Security Constraints & Security Designature
6	Cracks on columns & beams	Not Found	TEX C. TOWN
7	Vegetation	Not Found	SA WHSO 19 BLCSa.

#### Our Pan India Presence at:

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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	Structural Stability Report from licensed structural
	condition 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	Good 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	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.

#### E Conclusion

The captioned building is having Stilt + 7<sup>th</sup> Upper Floors which are constructed in year 2008 (Approx.). Estimated future life under present circumstances is about 44 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 27.03.2024 of 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.

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 Chalikwar Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2024.06.04 16:54:19 +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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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## Actual site photographs













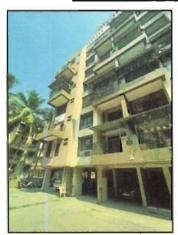








# **Actual site photographs**











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