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Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: SBI / RACPC Sion / Mr. Nale Vilas Ramchandra (9120/2306619)

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Vastu/Mumbai/06/2024/9120/20306619

06/15-63-PASH

Date: 06.06.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 202, 2nd Floor, Wing - B, "Balaji Krupa Co-op. Hsg. Soc. Ltd.", Plot No. 3A, Sector 28, Village - Nerul, Nerul (West), Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 706, State - Maharashtra, India.

Name of Owner: **Mr. Nale Vilas Ramchandra**

This is to certify that on visual inspection, it appears that the structure of the at "Balaji Krupa 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 41 years.

General Information:

A.	Introduction	
1	Name of Building	"Balaji Krupa Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 202, 2nd Floor, Wing - B, "Balaji Krupa Co-op. Hsg. Soc. Ltd.", Plot No. 3A, Sector 28, Village - Nerul, Nerul (West), Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 706, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 7 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	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)	2nd Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection



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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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B. External Observation of the Building		
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal Condition
4	Cracks on the external walls	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 normal 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	Normal
6	Maintenance of staircase & cracks	Normal

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 Ground + 7 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 06.05.2024 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.</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**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt.Ltd.,
ou=Mumbai, email=cm@vastukala.org,
c=IN
Date: 2024.06.06 18:11:08 +05'30'

Auth. Sign.

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3



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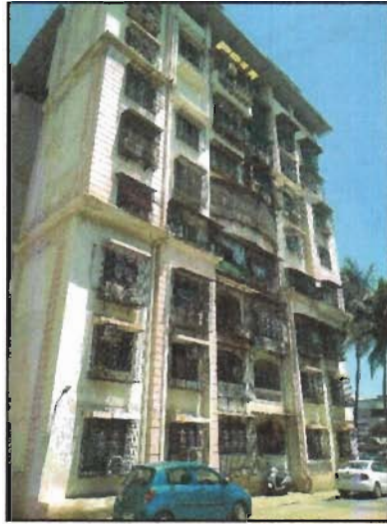
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Actual Site Photographs



Actual Site Photographs



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