

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / Thane Main Branch / Mrs. Mayuri Jain (9275/2306760) Page 1 of 4

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Vastu/Thane/06/2024/9275/2306760
14/29-204-PSVS
Date: 14.06.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 34, 3rd Floor, Building No 17, "Oswal Himgiri Co.-Op. Hsg. Soc. Ltd.", Oswal Park, Plot No. 34, Pokharan Road No. 2, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India.

Name of Proposed Purchaser: Mrs. Mayuri Jain & Mr. Alabhya Jaloree

Name of Owner: Mr. Prakash Birdichand Kucheria & Mrs. Kanchan Prakash Kucheria

This is to certify that on visual inspection, it appears that the structure of the at "Oswal Himgiri 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 44 years.

General Information:

| A. | Introduction | |
|----|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Name of Building | "Oswal Himgiri Co.-Op. Hsg. Soc. Ltd." |
| 2 | Property Address | Residential Flat No. 34, 3 rd Floor, Building No 17, "Oswal Himgiri Co.-Op. Hsg. Soc. Ltd.", Oswal Park, Plot No. 34, Pokharan Road No. 2, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Stilt + 6 th 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 | 2008 (As per Occupancy Certificate) |
| 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 rd Floor |
| 14 | Methodology adopted | As per visual site inspection |



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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 | Not Found |
| 5 | Filling cracks on the external walls | Not Found |
| 6 | Cracks on columns & beams | Not ound |
| 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 | Structural Stability Report from licensed structural engineers not provided for our verification. |
| C 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 – 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 | 1. No Structural Audit Report is furnished for the perusal. 2. At the time of visit building's renovation work was in progress. |
| E Conclusion | | |
| <p>The captioned building is having Stilt + 6th Upper Floors which are constructed in year 2008 (As per Occupancy Certificate). Estimated future life under present circumstances is about 44 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 06.06.2024 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.</p> <p>Our Observations about the structure are given above.</p> <p>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.</p> | | |

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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



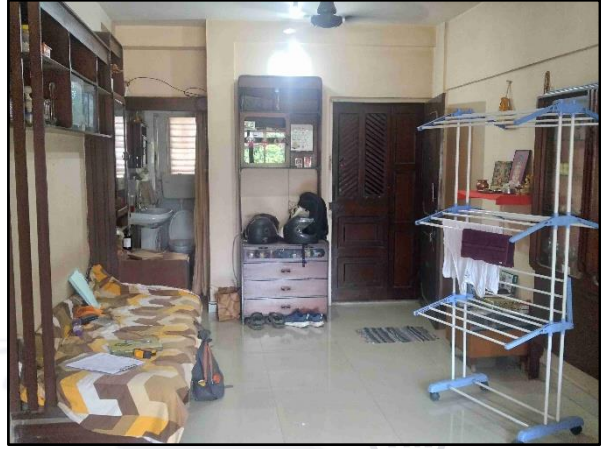
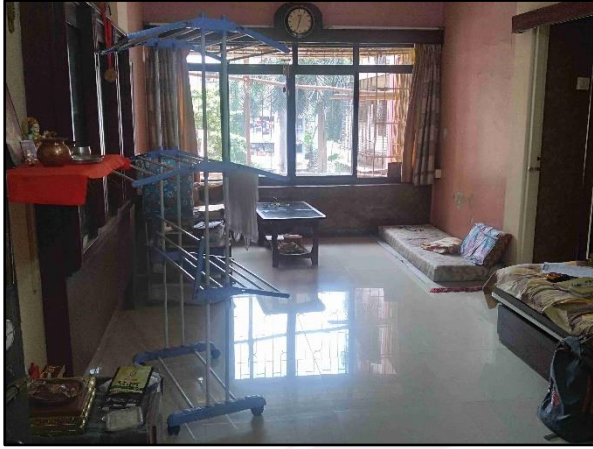
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Actual site photographs



Actual site photographs

