

Vastukala Consultants (I) Pvt. Ltd.

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

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



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :


 Nanded Thane Ahmedabad Delhi NCR
 Mumbai Nashik Rajkot Raipur
 Aurangabad Pune Indore Jaipur

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

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 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	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.

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: 2024.06.14 18:08:27 +05'30'

Avinak

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



