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## Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RACPC Andheri (East)/ Mrs. Trupti Sandeep Asolkar (009603/2306971) Page 1 of 3

Vastu/Mumbai/06/2024/009603/2306971

28/22-415-PRRJ

Date: 28.06.2024

### Structural Stability Report

Structural Observation Report of Residential Flat No. 503, 5<sup>th</sup> Floor, Wing - B, "Prasham Co-Op. Hsg. Soc. Ltd.", Plot No. 276-A of TPS III, Kastur Park, Shimpoli, Village - Eksar, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India.

**Name of Owner: Mrs. Trupti Sandeep Asolkar & Mr. Sandeep Dattatray Asolkar**

This is to certify that on visual inspection, it appears that the structure of the at " Prasham 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 42 years.

#### General Information:

| A. | Introduction                                   |   |
|----|--|---|
| 1  | Name of Building                               | " Prasham Co-Op. Hsg. Soc. Ltd."  |
| 2  | Property Address                               | Residential Flat No. 503, 5 <sup>th</sup> Floor, Wing - B, "Prasham Co-Op. Hsg. Soc. Ltd.", Plot No. 276-A of TPS III, Kastur Park, Shimpoli, Village - Eksar, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India. |
| 3  | Type of Building                               | Residential used  |
| 4  | No. of Floors                                  | Ground + 7 <sup>th</sup> Upper Floors   |
| 5  | Whether stilt / podium / open parking provided | Open Car Parking Space  |
| 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                           | 2006 (As per occupancy certificate)   |
| 11 | Present age of building                        | 18 years  |
| 12 | Residual age of the building                   | 42 years Subject to proper, preventive periodic maintenance & structural repairs.   |
| 13 | No. of flats (Per Floor)                       | 04 Flats on 5 <sup>th</sup> Floor   |
| 14 | Methodology adopted                            | As per visual site inspection   |

| 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        |



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|          |  |   |
|----------|--|---|
| 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. |
| <b>C</b> | <b>Internal Observation of the common areas of the building and captioned premises</b> |   |
| 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  |

|          |   |  |
|----------|---|--|
| <b>D</b> | <b>Common Observation</b>   |  |
| 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.   |

|  |                   |
|--|-------------------|
| <b>E</b>   | <b>Conclusion</b> |
| <p>The captioned building is having Ground + 7<sup>th</sup> Upper Floors which are constructed in year 2006 (As per occupancy certificate). Estimated future life under present circumstances is about 42 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 27.06.2024 of building. The building is well as the property is maintained in normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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  
Director

Digitally signed by Sharadkumar Chalikwar  
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Sharadkumar B. Chalikwar

Structural Engineer Licence No. STATE/R/2022/APL/01785

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SBI Empanelment No.: SME / TCC / 2021 – 22 / 85 / 13



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