

Vastukala Consultants (I) Pvt. Ltd.

Vastu/Mumbai/07/2024/009858/2307168 11/6-172-PRBS Date: 11.07.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 404, 4th Floor, Ajanta, "R C F Employees Co-Op. Hsg. Soc. Ltd.", Plot No. 24 & 25, Sector - 15, Village - Vashi, Taluka & District - Thane, Navi Mumbai, PIN - 400 703, State - Maharashtra, Country - India.

Name of Owner: Mr. Mahesh Kashinath More & Mrs. Praniti Mahesh More

This is to certify that on visual inspection, it appears that the structure of the at " R C F Employees 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 19 years.

General Information:

A.	Montries	Introduction
1	Name of Building	"R C F Employees Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 404, 4th Floor, Ajanta, "R C F
	A STATE OF THE STA	Employees Co-Op. Hsg. Soc. Ltd.", Plot No. 24 & 25,
		Sector - 15, Village - Vashi, Taluka & District - Thane, Navi
	No.	Mumbai, PIN - 400 703, State - Maharashtra, Country -
		India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 4th Upper Floors
5	Whether stilt / podium / open parking	Open 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	1983 (As per Occupancy Certificate)
11	Present age of building	41 years
12	Residual age of the building	19 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	04 Flats on 4th Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building			
1	Plaster	Normal Condition	And Abstracts B interior Designers Chartered Engineers (I)	
2	Chajjas	Normal Condition	TEY Consultants Lender's Engineer	
3	Plumbing	Normal Condition	-0 MH2010 PTC20	



Our Pan India Presence at:

Nanded Mumbai

💡 Aurangabad 💡 Pune

Thane Nashik

Rajkot

♀Indore -

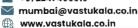
💡 Ahmedabad 👂 Delhi NCR 🦞 Raipur

Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India





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	Structural Stability Report from licensed structural
	of external side of the building	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)	Found at some places
4		
4	Leakages inside the property	Not Found
5	Leakages inside the property Wall (Cracks)	Not Found Found at some places
	 	

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 (Co-	under the Act the society shall conduct a Structural Audit of
	Operative Societies Act / Rules)	the building of the society as follows
2	Remark	No Structural Audit Report is furnished for the perusal.

Ε Conclusion

The captioned building is having Ground + 4th Upper Floors which are constructed in year 1983 (As per Occupancy Certificate). Estimated future life under present circumstances is about 19 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 06.07.2024 of 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.

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.

B. Chalikwar

Sharadkumar DN: cn=Sharadkumar B. Challikwar, o=Vastul Consultants (f) Pvt. Ltd., ou=CMD. email=cmd@vastukala org, c=IN Date: 2024.07.11 14:30:06 +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

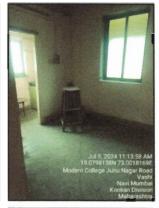


An ISO 9001: 2015 Certified Company



Actual site photographs



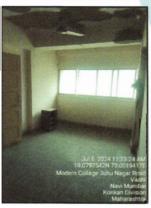










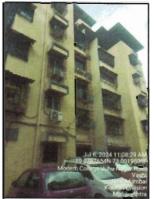














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