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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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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.	Introduction	
1	Name of Building	"R C F Employees Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 404, 4 th 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.
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 th 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	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 4 th 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



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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)	Found at some places
4	Leakages inside the property	Not Found
5	Wall (Cracks)	Found at some places
6	Painting inside the property	Poor Condition
7	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	No Structural Audit Report is furnished for the perusal.

E	Conclusion
	<p>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.</p> <p>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.</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
B. Chalikwar

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Auth. Sign.

Director

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

