

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: SBI / RACPC Sion / Mr. Nafis Ahmad (10440/2307600)

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Vastu/Mumbai/08/2024/10440/2307600

08/02-78-PASH

Date: 08.08.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 23, 5th Floor, "Mayur - 2", Housefin Co-op. Hsg. Soc. Ltd., Kalash Udyan, Plot No. 23, Sector 11, Village - Koparkhairane, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 709, State - Maharashtra, India.

Name of Owner: **Mr. Nafis Ahmad**

This is to certify that on visual inspection, it appears that the structure of the at "**Mayur - 2**", **Housefin 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 31 years.

General Information:

A.	Introduction	
1	Name of Building	"Mayur - 2", Housefin Co-op. Hsg. Soc. Ltd.,
2	Property Address	Residential Flat No. 23, 5th Floor, "Mayur - 2", Housefin Co-op. Hsg. Soc. Ltd., Kalash Udyan, Plot No. 23, Sector 11, Village - Koparkhairane, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 709, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 05 Upper Floors
5	Whether still / podium / open parking provided	Open Car 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	1995 (As per occupancy certificate)
11	Present age of building	29 years
12	Residual age of the building	31 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	5th Floor is having 04 Flats
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	Minor Cracks were found at some places
5	Filling cracks on the external walls	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	The external condition of the building is in normal condition
C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Normal Condition
2	Columns (Cracks & Leakages)	Normal Condition
3	Ceiling (Cracks & Leakages)	Normal Condition
4	Leakages inside the property	Not Found
5	Painting inside the property	Good
6	Maintenance of staircase & cracks	Normal

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 + 05 Upper Floors which are constructed in year 1995 (As per occupancy certificate). Estimated future life under present circumstances is about 31 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 01.02.2024 reveals no structural damage or deterioration to the 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.</p>	

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.08 11:17:17 +05'30'

Auth. Sign.



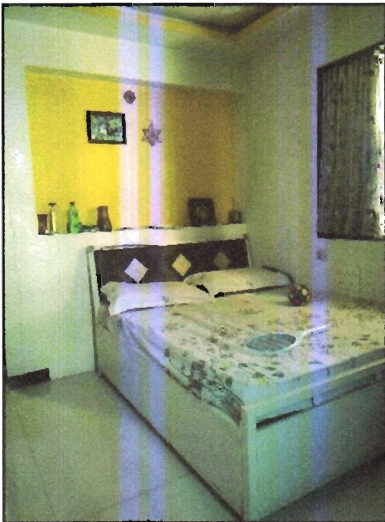
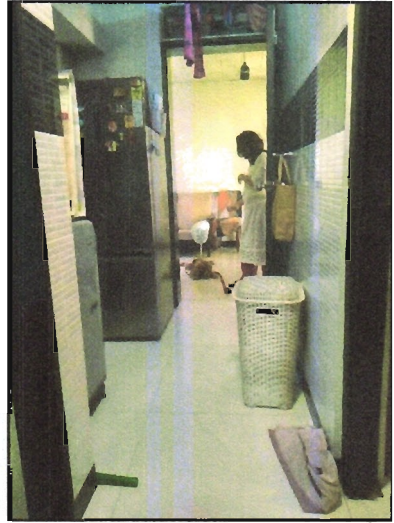
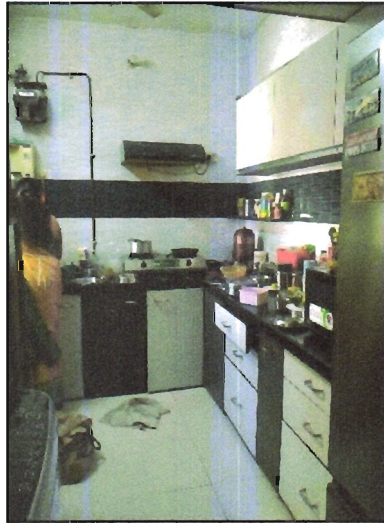
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Actual Site Photographs



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