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## CIN: U74120MH2010PTC207869 Vastukala Consultants (I) Pvt. Ltd.

Page 1 of 3

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company

Vastu/Mumbai/08/2024/010538/2307670 12/12-148-PRRJ Date: 12.08.2024

# **Structural Stability Report**

Structural Observation Report of Residential Flat No. 002, Ground Floor, Building No 6, "Raj Vaibhav Co-Op. Hsg. Soc. Ltd. ", Raju Nagar, Village - Chole, Dombivli (West), Taluka - Kalyan, District - Thane, PIN - 421 202, State - Maharashtra, Country - India.

Name of Owner: Mrs. Richa Virendra Geedh (Before Marriage Richa Radheshyam Sharma)

This is to certify that on visual inspection, it appears that the structure of the at "Raj Vaibhav 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 45 years.

### General Information:

| A. |                                       | Introduction  |
|----|---------------------------------------|---|
| 1  | Name of Building                      | " Raj Vaibhav Co-Op. Hsg. Soc. Ltd."                        |
| 2  | Property Address                      | Residential Flat No. 002, Ground Floor, Building No 6, "Raj |
|    |                                       | Vaibhav Co-Op. Hsg. Soc. Ltd. ", Raju Nagar, Village -      |
|    |                                       | Chole, Dombivli (West), Taluka - Kalyan, District - Thane,  |
|    |                                       | PIN - 421 202, State - Maharashtra, Country – India.        |
| 3  | Type of Building                      | Residential used  |
| 4  | No. of Floors                         | Part Ground + Part Stilt + 7 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                  | 2009 (As per Building Completion Certificate)               |
| 11 | Present age of building               | 15 years  |
| 12 | Residual age of the building          | 45 years Subject to proper, preventive periodic             |
|    |                                       | maintenance & structural repairs.                           |
| 13 | No. of flats (Per Floor)              | 05 Flats on Ground Floor                                    |
| 14 | Methodology adopted                   | As per visual site inspection                               |

| B. | External Observation of the Building |                  | Value of raters 2                    |
|----|--------------------------------------|------------------|--------------------------------------|
| 1  | Plaster                              | Normal Condition | Artificate 6 indexer Designers       |
| 2  | Chajjas                              | Normal Condition | TEV Consultants<br>Lender's Engineer |
| 3  | Plumbing                             | Normal Condition | PO MH2010 P16201                     |



## Our Pan India Presence at:

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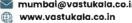
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B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,

Powai, Andheri East, Mumbai: 400072, (M.S), India



Regd. Office



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| 4  | Cracks on the external walls  | Not Found  |
|----|---|--|
| 5  | Filling cracks on the external walls  | Found at some places                                 |
| 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.         |
| С  | 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 | 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.      |

### Conclusion

The captioned building is having Part Ground + Part Stilt + 7 Upper Floors which are constructed in year 2009 (As per Part Building Completion Certificate). Estimated future life under present circumstances is about 42 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 25.07.2024 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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. o=Vastukala Consultants (I) Pvt. Ltd. ou=CMD, emall=cmd@vastukala.org, c= Date: 2024.08.12 17:33:41 +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



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# **Actual site photographs**

















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