



Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RACPC Sion / Mrs. Archana Amol Shinde (011007/2308019) Page 1 of 3

Vastu/Mumbai/09/2024/011007/2308019 03-05/25-JASH Date: 03.09.2024

Structural Stability Report

Structural Observation Report Residential Flat No. E-1/19/C-5, 1st Floor, "Indradhanushya Apartment Owners Association", Sector - 2, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 706, State -Maharashtra, Country - India.

Name of Owner: Mrs. Archana Amol Shinde & Mr. Amol Anandrao Shinde

This is to certify that on visual inspection, it appears that the structure at "Indradhanushya Apartment Owners Association" is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 23 years.

General Information:

A.	Accessed A	Introduction
1	Name of Building	"Indradhanushya Apartment Owners Association"
2	Property Address	Residential Flat No. E-1/19/C-5, 1st Floor,
		"Indradhanushya Apartment Owners Association",
		Sector - 2, Village - Nerul, Taluka - Thane, District - Thane,
		Navi Mumbai, PIN - 400 706, State - Maharashtra, Country
		- India.
3	Type of Building	Residential
4	No. of Floors	Ground + 2 Upper Floors
5	Whether stilt / podium / open parking	Open 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	1987 (As per Site Information)
11	Present age of building	37 years
12	Residual age of the building	23 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	1st Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building		
1	Plaster	Normal Condition	THE WITTER
2	Chajjas	Normal Condition	Tri Command of the
3	Plumbing	Normal Condition	Architects 6
4	Cracks on the external walls	Found	EV Company
5	Filling cracks on the external walls	Not Found	ZO MHZ 010 VICTO
6	Cracks on columns & beams	Not Found	



Nanded

♀ Thane

Ahmedabad O Delhi NCR

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Regd. Office

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







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7	Vegetation	Found
8	Leakages of water in the drainage pipes or water pipes	Not Found
9	Dampness external in the wall due to leakages	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	0 11 /0 0 1	No. 1
J .	Ceiling (Cracks & Leakages)	Not Found
4	Leakages inside the property	Not Found Not Found
<u> </u>		

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	i) At the time of site inspection, external condition
		of the building is normally maintained, Dampness
		found, leakages and cracks are not found.
	Value V	ii) Structural Stability Report from licensed
		structural engineers not provided for our
		verification.

E Conclusion

The captioned building is having Ground + 2 Upper Floors which are constructed in year 1987 (As per Site Information). Estimated future life under present circumstances is about 23 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 07.08.2024 of building. The building is well as the property is maintained in a 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 Chalikwar

Drigitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I)
PN: Ltd., ou=Mumbai, emall=cmd@vastukala.org, c=IN
Date: 2024.09.03 13:38:13 +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





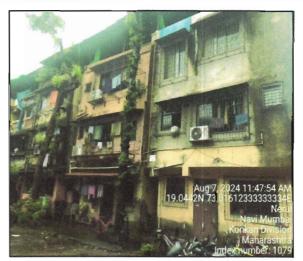














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