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## 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, 1<sup>st</sup> 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. | Introduction                                   |   |
|----|--|---|
| 1  | Name of Building                               | "Indradhanushya Apartment Owners Association"   |
| 2  | Property Address                               | Residential Flat No. E-1/19/C-5, 1 <sup>st</sup> 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 provided | Open 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                           | 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)                       | 1 <sup>st</sup> Floor is having 4 Flats   |
| 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 |
| 4  | Cracks on the external walls         | Found            |
| 5  | Filling cracks on the external walls | Not Found        |
| 6  | Cracks on columns & beams            | Not Found        |



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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 of external side of the building | Structural Stability Report from licensed structural engineers not provided for our verification. |
| <b>C Internal Observation of the common areas of the building and captioned premises</b> |  |   |
| 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  | Normal  |

|          |   |  |
|----------|---|--|
| <b>D</b> | <b>Common Observation</b>   |  |
| 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  | <p>i) <b>At the time of site inspection, external condition of the building is normally maintained, Dampness found, leakages and cracks are not found.</b></p> <p>ii) <b>Structural Stability Report from licensed structural engineers not provided for our verification.</b></p> |

|  |                   |
|--|-------------------|
| <b>E</b>   | <b>Conclusion</b> |
| <p>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 &amp; structural repairs.</p> <p>The inspection dated 07.08.2024 of building. The building is well as the property is maintained in a normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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 Chalikwar

Digitally signed by Sharadkumar Chalikwar  
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Director

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Sharadkumar B. Chalikwar

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SBI Panelment No.: SME / TCC / 2021 – 22 / 85 / 13



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## Actual site photographs

