

## Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RACPC Ghatkopar (West)/ Shri. Rajendra Kisanrao Dadhe (011148/2308127) Page 1 of 3

Vastu/Mumbai/09/2024/011148/2308127

11/16-133-PRRJ

Date: 11.09.2024

### Structural Stability Report

Structural Observation Report of Residential Flat No. 1520, 2<sup>nd</sup> Floor, Building No 93, "**Swapna Safalya Co-op. Hsg. Soc. Ltd.**", H.I.G. 90 to 94, Opp. Birla College, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN - 421 301, State - Maharashtra, Country – India.

Name of Owner: **Shri. Rajendra Kisanrao Dadhe**

This is to certify that on visual inspection, it appears that the structure of the at "**Swapna Safalya 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 26 years.

#### General Information:

A.	Introduction	
1	Name of Building	" <b>Swapna Safalya Co-op. Hsg. Soc. Ltd.</b> "
2	Property Address	Residential Flat No. 1520, 2 <sup>nd</sup> Floor, Building No 93, " <b>Swapna Safalya Coop. Hsg. Soc. Ltd.</b> ", H.I.G. 90 to 94, Opp. Birla College, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN - 421 301, State - Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 3 <sup>rd</sup> 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	1990 (As Per MHADA Allotment Letter)
11	Present age of building	34 years
12	Residual age of the building	26 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	02 Flats on 2 <sup>nd</sup> Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Poor Condition
2	Chajjas	Poor Condition
3	Plumbing	Poor Condition
4	Cracks on the external walls	Found at some places



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5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Not Found
7	Vegetation	Found at so many places
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.
<b>C</b>	<b>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)	Found at some places
4	Wall (Cracks & Leakages)	Found at some places
5	Leakages inside the property	Not Found
6	Painting inside the property	Normal Condition
7	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	No Structural Audit Report is furnished for the perusal.

<b>E</b>	<b>Conclusion</b>
<p>The captioned building is having Ground + 3<sup>rd</sup> Upper Floors which are constructed in year 1990 (As Per MHADA Allotment Letter) Estimated future life under present circumstances is about 26 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 16.08.2024 of building. The building is well as the property is maintained in normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; Good structural repairs. 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

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

Digitally signed by Sharadkumar Chalikwar  
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### Actual site photographs

