

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/09/2024/011263/2308209
18/03-215-PASH
Date: 18.09.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 207, 2nd Floor, Building No 4, "Ekta Vikas Co-op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Jogeshwari - Vikhroli Link Road, Village - Tungwa, Municipality Ward No. L - Ward, Powai, Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India.

Name of Proposed Purchaser: **Mr. Mohammad Zahid Md. Nasibul Haque**

Name of Owner: **Mr. Haidar Ali Nibar Ansari**

This is to certify that on visual inspection, it appears that the structure of the at "Ekta Vikas 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 42 years.

General Information:

A.	Introduction	
1	Name of Building	"Ekta Vikas Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 207, 2nd Floor, Building No 4, "Ekta Vikas Co-op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Jogeshwari - Vikhroli Link Road, Village - Tungwa, Municipality Ward No. L - Ward, Powai, Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 7 Upper Floors
5	Whether stilt / 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	2006 (As per occupancy certificate)
11	Present age of building	18 years
12	Residual age of the building	42 years Subject to proper, preventive periodic maintenance & structural repairs
13	No. of flats (Per Floor)	2nd Floor is having 20 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	Found
5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Not Found
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	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	Normal. Cracks were found at internal wall of the flat
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 + 7 Upper Floors which are constructed in year 2006 (As per occupancy certificate). Estimated future life under present circumstances is about 42 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 31.07.2024 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.

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3



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Actual Site Photographs

