

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001 : 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/09/2024/11309/2308248 20/01-254-PRVS Date: 20.09.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 702, 7th Floor, Building No 03, Wing - B, **"Mansarovar Complex "**, Plot No. 1,2,4,5,6 & 19 to 26, Sector - 34, Kamothe of Gaothan Expansion Scheme, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, Country - India.

Name of Owner: Mr. Umesh Prasad Jaiswal & Mrs. Aarti Umesh Jaiswal

This is to certify that on visual inspection, it appears that the structure of the at **"Mansarovar Complex"**, is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 39 years.

General Information:

Α.		Introduction
1	Name of Building	"Mansarovar Complex"
2	Property Address	Residential Flat No. 702, 7 th Floor, Building No 03, Wing - B, "Mansarovar Complex" , Plot No. 1,2,4,5,6 & 19 to 26, Sector - 34, Kamothe of Gaothan Expansion Scheme, Village - Kamothe,Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, 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 provided	Stilt / 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	2003 (As per occupancy certificate)
11	Present age of building	21 years
12	Residual age of the building	39 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	06 Flats on 7 th Floor
14	Methodology adopted	As per visual site inspection

В.	External Observation of the Building		
1	Plaster	Average Condition	Valuers & Appraisers Architects &
2	Chajjas	Average Condition	Chartered Engineers (I) TEV Consultants
3	Plumbing	Average Condition	Lender's Engineer
4	Cracks on the external walls	Minor cracks found	12010

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

Filling cracks on the external walls	Not found
Cracks on columns & beams	Minor cracks found
Vegetation	Found at some places
Leakages of water in the drainage pipes or water pipes	Not Found
Dampness external in the wall due to leakages	Found at some places
Any other observation about the condition of external side of the building	Structural Stability Report from licensed structural engineers not provided for our verification.
Internal Observation of the common areas of the building and captioned premises	
Beams (Cracks & Leakages)	Not Found
Columns (Cracks & Leakages)	Not Found
Ceiling (Cracks & Leakages)	Not Found
Leakages inside the property	Not Found
Painting inside the property	Normal Condition
Maintenance of staircase & cracks	Good
	Vegetation Leakages of water in the drainage pipes or water pipes Dampness external in the wall due to leakages Any other observation about the condition of external side of the building Internal Observation of the comm Beams (Cracks & Leakages) Columns (Cracks & Leakages) Ceiling (Cracks & Leakages) Leakages inside the property Painting inside the property

D	Common Observation		
1		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.	

E Conclusion

The captioned building is having Part Ground & Part Stilt + 7 Upper Floors which are constructed in year 2003 (As Per Occupancy Certificate) Estimated future life under present circumstances is about 39 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 29.08.2024 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.

Director

Auth. Sign.

Vastukala Consultants (I) Pvt. Ltd

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

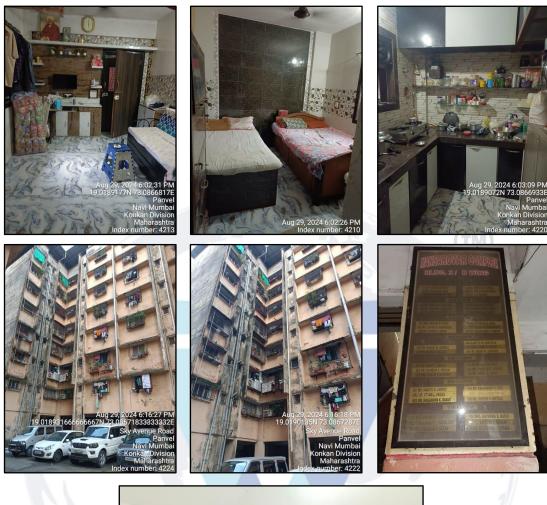
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Actual site photographs







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