

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.	The second secon	Introduction
1	Name of Building	"Mansarovar Complex"
2	Property Address	Residential Flat No. 702, 7th Floor, Building No 03, Wing - B, "Mansarovar Comptex", Plot No. 1,2,4,5,6 & 19 to 26, Sector - 34, Kamothe of Gaothan Expansion Scheme, Village - Kamothe, Tafuka - Panvei, 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 7th Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building		
1	Plaster	Average Condition	Manusco & Assessment A
2	Chajjas	Average Condition	Chartered (Party II) St. Tay Company III
3	Plumbing	Average Condition	The state of the s
4	Cracks on the external walls	Minor cracks found	22111



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5	Filling cracks on the external walls	Not found
6	Cracks on columns & beams	Minor cracks found
7	Vegetation	Found at some places
8	Leakages of water in the drainage pipes or water pipes	Not Found
9	Dampness external in the wall due to leakages	Found at some places
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	Ceiling (Cracks & Leakages)	Not Found
4	Leakages inside the property	Not Found
5	Painting inside the property	Normal Condition
6	Maintenance of staircase & cracks	Good

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	No Structural Audit Report is furnished for the perusal.

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.

Sharadkumar Chalikwar Chalikwar B. Chalikwar

o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2024.09.20 10:50:19 +05'30'

Auth. Sign.

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



Actual site photographs















