

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: SBI / SPL PBB Fort/ Mr. Vivek Ratneshwar Prasad (011573/2308465) Page 1 of 3

Vastu/Mumbai/10/2024/011573/2308465
01/05-05-PASH
Date: 01.10.2024

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Structural Stability Report

Structural Observation Report of Residential Flat No. 808, 8th Floor, "New Sunrise Co-op. Hsg. Soc. Ltd.", Plot No. C/33, Shastri Nagar Lane No. 01, Near Lokhandwala Circle, Off. J. P. Road, Village - Oshiwara, Municipality Ward No. K/West Ward, Andheri (West), Taluka - Andheri, District - Mumbai Suburban District, Mumbai, PIN Code - 400053, State - Maharashtra, India.

Name of Owner: **Mr. Vivek Ratneshwar Prasad**

This is to certify that on visual inspection, it appears that the structure of the at "New Sunrise 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 37 years.

General Information:

A.	Introduction	
1	Name of Building	New Sunrise Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 808, 8th Floor, "New Sunrise Co-op. Hsg. Soc. Ltd.", Plot No. C/33, Shastri Nagar Lane No. 01, Near Lokhandwala Circle, Off. J. P. Road, Village - Oshiwara, Municipality Ward No. K/West Ward, Andheri (West), Taluka - Andheri, District - Mumbai Suburban District, Mumbai, PIN Code - 400053, State - Maharashtra, India.
3	Type of Building	Residential used
4	No. of Floors	Part Ground + Part Stilt + 8 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt + 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	2001 (As per occupancy certificate)
11	Present age of building	23 years
12	Residual age of the building	37 years Subject to proper, preventive periodic maintenance & structural repairs
13	No. of flats (Per Floor)	8th Floor is having 4 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	Good Condition
3	Plumbing	Good Condition
4	Cracks on the external walls	Not Found
5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Not Found
7	Vegetation	Not Found
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	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)	Good Condition
2	Columns (Cracks & Leakages)	Good Condition
3	Ceiling (Cracks & Leakages)	Good Condition
4	Leakages inside the property	Not Found
5	Painting inside the property	Normal
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 Part Ground + Part Stilt + 8 Upper Floors which are constructed in year 2001 (As per occupancy certificate). Estimated future life under present circumstances is about 37 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 24.08.2024 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/221/13



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Actual Site Photographs

