



### Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RACPC Ghatkopar (West) / Meenakshi Mazumdar (011591/ 2308501) Page 1 of 3

Vastu/Mumbai/10/2024/011591/ 2308501 03/18-41-JABS Date: 03.10.2024

## Structural Stability Report

Structural Observation Report Residential Flat No. 34, 3rd Floor, Building No. 23, Wing - C, "Broadway Avenue C-23 Co-op. Hsg. Soc. Ltd.", Near Jangid Complex, Shanti Park, Acharya Vinoba Bhave Marg, Village -Penkarpada, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, Country -India.

Name of Owner: Mrs. Meenakshi Mazumdar & Mr. Debashis Mazumdar

This is to certify that on visual inspection, it appears that the structure at "Broadway Avenue C-23 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	"Broadway Avenue C-23 Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 34, 3rd Floor, Building No. 23, Wing - C, "Broadway Avenue C-23 Co-op. Hsg. Soc. Ltd.", Near
		Jangid Complex, Shanti Park, Acharya Vinoba Bhave Marg,
		Village - Penkarpada, Taluka - Thane, District - Thane, Mira
		Road (East), PIN - 401 107, State - Maharashtra, Country -
		India.
3	Type of Building	Residential
4	No. of Floors	Ground + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	2006 (As per Part 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)	3 <sup>rd</sup> Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection

B.		S. S	
1	Plaster	Good Condition	In or Designers
2	Chajias	Good Condition	TEV Consultants Lender's Engineer
3	Plumbing	Good Condition	MH2010 61C52



#### Our Pan India Presence at:

Nanded

Thane

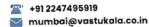
O Ahmedabad O Delhi NCR

Rajkot Nashik Mumbai 💡 Aurangabad 💡 Pune

Raipur Jaipur

#### Regd. Office

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



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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	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	Good 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	i) At the time of site inspection, external condition of the building is normal, dampness not found, leakages are not found & Cracks are not found.  ii) Structural Stability Report from licensed structural engineers not provided for our verification.
F	Conclusion	

The captioned building is having Ground + 7 Upper Floors which are constructed in year 2006 (As per Part Occupancy Certificate). Estimated future life under present circumstances is about 42 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 30.09.2024 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 Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (i) Pvt. Ltd., ou=Mumbal, emall=cmd@vastukala.org, c=IN Date: 2024.10.03 18:00:51 +05'30'

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

SBI Empanelment No.: SME / TCC / 2021 - 22 / 85 / 13



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2015 Certified Company



# Actual site photographs







