

An ISO 9001 : 2015 Certified Company CIN: U74120MH2010PTC207869

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

Page 1 of 4 Vastu/Thane /10/2024/011633/2308518 05/6-58-PSRJ Date: 05.10.2024

### Structural Stability Report

Structural Observation Report of Residential Flat No. B/402, 4<sup>th</sup> Floor, Building No B, **"Balaji Palace"**, New Jawahar Co.-Op. Hsg. Soc. Ltd", Deendayal Road, Village - Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India.

#### Name of Owner: Shri. Vijay Shankar Ajgaonkar

This is to certify that on visual inspection, it appears that the structure of the at "Balaji Palace", is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 27 years.

#### General Information:

3

Plumbing

| A. | The second se | Introduction  |  |
|----|---|---|--|
| 1  | Name of Building  | "Balaji Palace"   |  |
| 2  | Property Address  | Residential Flat No. B/402, 4th Floor, Building No B, <b>"Balaji</b><br>Palace", New Jawahar CoOp. Hsg. Soc. Ltd", Deendayal<br>Road, Village - Dombivli, Taluka - Kalyan, District - Thane,<br>Dombivli (West), PIN Code - 421 202, State - Maharashtra,<br>India. |  |
| 3  | Type of Building  | Residential used  |  |
| 4  | No. of Floors   | Ground + 5th Upper Floors   |  |
| 5  | Whether stilt / podium / open parking<br>provided   | Open 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  | 1991 (As per site information)  |  |
| 11 | Present age of building   | 33 years  |  |
| 12 | Residual age of the building  | 27 years Subject to proper, preventive periodic<br>maintenance & structural repairs.  |  |
| 13 | No. of flats (Per Floor)  | 05 Flats on 4th Floor   |  |
| 14 | Methodology adopted   | As per visual site inspection   |  |
| B. | External Observation of the Building  |   |  |
| 1  | Plaster   | Good Condition  |  |
| 2  | Chajjas   | Good Condition  |  |

**Good Condition** 

 Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
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 Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621
 B1-0

#### **Regd. Office**

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

#### Our Pan India Presence at :

| Nanded       | <b>Q</b> Thane | Ahmedabad     Ahmedab | Oelhi NCR |
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| Mumbai       | <b>Nashik</b>  | Rajkot  | Raipur    |
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mumbai@vastukala.co.in
mww.vastukala.co.in

+91 2247495919

Structural Stability Report Prepared for CB / Naupada / Shri. Vijay Shankar Ajgaonkar (011633/2308518)

| licensed structura  |  |
|---|--|
| ation.  |  |
| Internal Observation of the common areas of the building and captioned premises |  |
|   |  |
|   |  |
|   |  |
| George  |  |
| (I'm)   |  |
|   |  |
| 1   |  |

| 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.      |  |

#### E Conclusion

The captioned building is having Ground + 5<sup>th</sup> Upper Floors which are constructed in year 1991 (As per site information) Estimated future life under present circumstances is about 27 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 17.09.2024 of building. The building is well as the property is maintained in good 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 B. Chalikwar B. Chalikwar B. Chalikwar

ou-Vastukala Consultants (I) PVt. Ltd. ou-CMD, email=cmd@vastukala.org, c=IN Date: 2024.10.05 16:07:26 +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

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## Actual site photographs









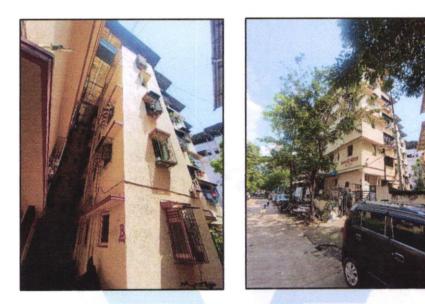
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Actual site photographs





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