

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/10/2024/11767/2308612 14/07-152-PRSH

Date: 14.10.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 003, Ground Floor, Building No C-42, "Pushpakant Shantinagar Co-Op. Hsg. Soc. Ltd.", Sector 2, Shanti Nagar, Village - Bhayander, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India.

Name of Owner: Mr. Joseph John Rodrigues & Mrs. Louisa J. Rodrigues

This is to certify that on visual inspection, it appears that the structure of the at "Pushpakant Shantinagar 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 25 years.

General Information:

| A. | | Introduction |
|----|---------------------------------------|---|
| 1 | Name of Building | "Pushpakant Shantinagar Co-Op. Hsg. Soc. Ltd." |
| 2 | Property Address | Residential Flat No. 003, Ground Floor, Building No C-42, |
| | | "Pushpakant Shantinagar Co-Op. Hsg. Soc. Ltd.", |
| | | Sector 2, Shanti Nagar, Village - Bhayander, Mira Road |
| | | (East), Taluka & District - Thane, PIN - 401 107, State - |
| | | Maharashtra, Country – India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 4th Upper Floors |
| 5 | Whether stilt / podium / open parking | Open Car Parking Space |
| | provided | |
| 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 | 1989 (As per occupancy certificate) |
| 11 | Present age of building | 35 years |
| 12 | Residual age of the building | 25 years Subject to proper, preventive periodic |
| | | maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 04 Flats on Ground Floor |
| 14 | Methodology adopted | As per visual site inspection |

| B. | External Observation of the Building | | |
|----|--------------------------------------|------------------|---|
| 1 | Plaster | Normal | Valuers Appreisers |
| 2 | Chajjas | Normal Condition | Interior Chargers Chargers |
| 3 | Plumbing | Normal Condition | Lander's Engineer |
| 4 | Cracks on the external walls | Not Found | WASS10 A. |



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| Page | 2 | of | 3 |
|------|---|----|---|
| | | | |

| 5 | Filling cracks on the external walls | At the time of site visit, building external renovation work |
|----|---|--|
| | | was in progress. |
| 6 | Cracks on columns & beams | Not Found |
| 7 | Vegetation | Not Found |
| 8 | Leakages of water in the drainage pipes | Not Found |
| | or water pipes | |
| 9 | Dampness external in the wall due to | Not Found |
| | leakages | |
| 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 | Normal |

| 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) No Structural Audit Report is furnished for the |
| | A VERSEA | perusal. |
| | | ii) At the time of site visit, building external renovation |
| | | work is in progress. |

E Conclusion

The captioned building is having Ground + 4th Upper Floors which are constructed in year 1989 (As Per Occupancy Certificate) Estimated future life under present circumstances is about 45 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 10.10.2024 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 Chalikwa
DN: cn=Sharadkumar Chalikwar.
o=Vastukala Consultants (II) Pvr. Ltd.,
o=Mumbal, email=omdia=vastukalaorg,
c=14

Auth, Sign.

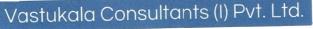
Director

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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Applicate A Approximate Architects A forecast of the Consultant of the

Actual site photographs

