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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/10/2024/012011/2308835

25/18-375-PSH

Date: 25.10.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 102, 1st Floor, Wing - C, "**Raheja Nest Co-op. Hsg. Soc. Ltd.**", Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L - Ward, Powai, Andheri (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India.

Name of Proposed Purchaser: **Mr. Johny Joseph & Mrs. Honey John**

Name of Owner: **Mrs. Soumya K. Joshi, Mrs. Rutuja R. Joshi, Mr. Ravindra M. Joshi & Mr. Kaustubha R. Joshi**

This is to certify that on visual inspection, it appears that the structure of the at "**Raheja Nest 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 39 years.

General Information:

A.	Introduction	
1	Name of Building	Raheja Nest Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 102, 1st Floor, Wing - C, " Raheja Nest Co-op. Hsg. Soc. Ltd. ", Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L - Ward, Powai, Andheri (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India.
3	Type of Building	Residential used
4	No. of Floors	Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Along with One Car Parking Space bearing No. P0005
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



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Regd. Office

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12	Residual age of the building	39 years Subject to proper, preventive periodic maintenance & structural repairs
13	No. of flats (Per Floor)	1st Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection

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 good 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 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.</p> <p>The inspection dated 22.10.2024 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.

Sharadkumar

B. Chalikwar

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Digitally signed by Sharadkumar B. Chalikwar
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Actual Site Photographs



Actual Site Photographs

