

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / SPL PBB Fort / Mrs. Vilas G. More (012123/2308891) Page 1 of 3

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Vastu/Mumbai/10/2024/012123/2308891
28/10-431-JARJ
Date: 28.10.2024

Structural Stability Report

Structural Observation Report Residential Flat No. 1502, 15th Floor, 'B' Wing, "Laxmi Narayan Residency 'B' Co-op. Hsg. Soc. Ltd.", Unnathi Garden - III, Prabhakar Kunte Marg, Opp. Maa Niketan, Off Pokharan Road No. 2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400 610, State - Maharashtra, Country - India.

Name of Owner: Mr. Vilas G. More & Mrs. Priya Vilas More

This is to certify that on visual inspection, it appears that the structure at "Laxmi Narayan Residency 'B' Co-op. Hsg. Soc. Ltd." is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 43 years.

General Information:

A.	Introduction	
1	Name of Building	"Laxmi Narayan Residency 'B' Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 1502, 15 th Floor, 'B' Wing, "Laxmi Narayan Residency 'B' Co-op. Hsg. Soc. Ltd.", Unnathi Garden - III, Prabhakar Kunte Marg, Opp. Maa Niketan, Off Pokharan Road No. 2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400 610, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground (pt) + Stilt (pt) + 15 Upper Floors
5	Whether stilt / podium / open parking provided	Covered Car Parking Space No. 49
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	2007 (As per occupancy certificate)
11	Present age of building	17 years
12	Residual age of the building	43 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	15 th Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Good 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



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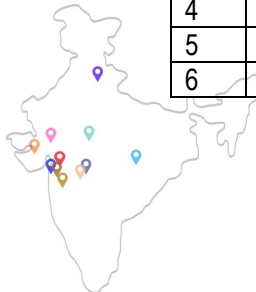
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7	Vegetation	Not Found
8	Leakages of water in the drainage pipes or water pipes	Not Found
9	Dampness external in the wall due to leakages	Not Found
10	Any other observation about the condition of external side of the building	Structural Stability Report from licensed structural engineers not provided for our verification.
C	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 – 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	<p>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.</p> <p>ii) Structural Stability Report from licensed structural engineers not provided for our verification.</p>

E	Conclusion
<p>The captioned building is having Part Ground + Part Stilt + 15 Upper Floors which are constructed in year 2007 (As per Occupancy Certificate). Estimated future life under present circumstances is about 43 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 21.10.2024 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.</p> <p>Our Observations about the structure are given above.</p> <p>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.</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

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



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Actual site photographs

