



Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/11/2024/12376/2309081 15/27-166-BHVS Date: 15.11.2024

Structural Stability Report

Structural Observation Report Residential Flat No. B-5/2:11, 2nd Floor, Building No B -5, "Om Prathamesh Co-Op Hsg. Soc. Ltd.", Plot No. 15, Sector- 48 A, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400706, State - Maharashtra, India.

Name of Owner: Ms. Rekha Bhaginath Dagadkhair

This is to certify that on visual inspection, it appears that the structure at "Om Prathamesh Co-Op Hsg. Soc. Ltd." is in Normal condition and the future life can be reasonably taken under Normal condition and with proper periodic repairs & maintenance is about 35 years.

General Information:

A.		Introduction
1	Name of Building	"Om Prathamesh Co-Op Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. B-5/2:11, 2nd Floor, Building No B -5,
		"Om Prathamesh Co-Op Hsg. Soc. Ltd. ", Plot No. 15,
		Sector- 48 A, Village - Nerul, Taluka - Thane, District -
		Thane, Navi Mumbai, PIN - 400706, State - Maharashtra,
		India.
3	Type of Building	Residential
4	No. of Floors	Ground +3 Upper Floors
5	Whether stilt / podium / open parking	Open Parking
	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	1999 (As per CIDCO Allotment Letter)
11	Present age of building	25 years
12	Residual age of the building	35 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	2 nd Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building		Valuers & opraisers Architect &
1	Plaster	Normal Condition	Chartered East Co
2	Chajjas	Normal Condition	Lander's Engineer
3	Plumbing	Normal Condition	1010

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Regd. Office

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



mumbai@vastukala.co.in

www.vastukala.co.in



4	Cracks on the external walls	Found
5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Found
7	Vegetation	Yes
8	Leakages of water in the drainage pipes or water pipes	Yes
9	Dampness external in the wall due to	Yes
	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
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) 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.

Conclusion

The captioned building is having Ground +3 Upper Floors which are constructed in year 1999 (As per CIDCO Allotment Letter). Estimated future life under present circumstances is about 35 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 14.11.2024 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 Ircensed structural engineers is advised to assess exact balance life of structure.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Digitaliy signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants () Pvt. Ltd., ou=CMD, email=cmde/wastukala.org, c=IN Date: 2024.1115 18:20:24 4:05'30'

Director

Auth. Sign.

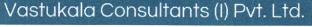
Sharadkumar B. Chalikwar

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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Actual site photographs















