

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / SPL PBB Fort / Mr. Mahendra Keshaw Dawane (012657 / 2309240) Page 1 of 3

Vastu/Mumbai/11/2024/012657/2309240 28/5-325-JAPA Date: 28.11.2024

Structural Stability Report

Structural Observation Report Residential Flat No. 402, 4th Floor, Wing - A, "Giriraj Horizon Co-op. Hsg. Soc. Ltd.", Plot No. 43A, 43B & 44B, Sector 20, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 210, State - Maharashtra, Country - India.

Name of Owner: Mr. Gautam Shatrughnaprasad Kumar

Name of Proposed Purchaser: Mr. Mahendra Keshaw Dawane & Pradnya Sambhanand Raut

This is to certify that on visual inspection, it appears that the structure at " Giriraj Horizon 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	"Giriraj Horizon Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 402, 4th Floor, Wing - A, "Giriraj
	Value Va	Horizon Co-op. Hsg. Soc. Ltd.", Plot No. 43A, 43B & 44B,
		Sector 20, Village - Kharghar, Taluka - Panvel, District -
		Raigad, Navi Mumbai, PIN - 410 210, State - Maharashtra,
		Country - India.
3	Type of Building	Residential
4	No. of Floors	Stilt + 18 Upper Floors
5	Whether stilt / podium / open parking	Open Car Parking No. 09
	provided	<u> </u>
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)	4th Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection

B.		External Observation of the Building		
1	Plaster	Good Condition	Advanta & Salaria A Salaria Decigrary	
2	Chajjas	Good Condition	TEV Gersellants	
3	Plumbing	Good Condition	FO MHZ010 PICZO	



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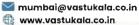
Indore

Raipur Jaipur

Regd. Office

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





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	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	Good Condition	
6	Maintenance of staircase & cracks	Good	

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	
	THE PARTY OF THE P	of the building is normal, dampness not found,	
		leakages are not found & Cracks are not found.	
	7000	ii) Structural Stability Report from licensed	
	A12-10	structural engineers not provided for our	
	VIII.	verification.	

E Conclusion

The captioned building is having Stilt + 18 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.

The inspection dated 21.11.2024 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 Chalikwar Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukaf-Consultanna (I) Pvrt. Ltd., ou=Mimbai, email=cmd@vistukafar.org, c=N Date: 2024.1 i 2.8 11.02.40 + 05.30

Director

Auth. Sign

Sharadkumar B. Chalikwar

Structural Engineer Licence No. STATE/R/2022/APL/01785

Govt. Reg. Valuer

VASTUKALA

Chartered Engineer (India)

Reg No. (N) CCIT/1-14/52/2008-09

SBI Empareument No.: SME / TCC / 2021 - 22 / 85 / 13



Vastukala Consultants (I) Pvt. Ltd.

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Actual site photographs















