

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, 4 th 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. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Stilt + 18 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open Car Parking No. 09 |
| 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) | 4 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 |



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| | | |
|----------|--|---|
| 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 | 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 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.</p> <p>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.</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.**

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
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Date: 2024.11.28 11:02:40 +05:30



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

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



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Actual site photographs

