

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 / RACPC Sion / Mr. Manish Madan Kanthaliya (012932/2309466)

www.vastukala.co.in

Vastu/Mumbai/12/2024/012932/2309466 09/02-164-PRVS Date: 09.12.2024

## Structural Stability Report

Structural Observation Report of Residential Flat No. 409, 4th Floor, "Kohingor Apartments Co-Op. Hsg. Soc. Ltd.", S.T. Road, Chembur Naka, Village - Chembur, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 071, State - Maharashtra, Country - India.

### Name of Owner: Mr. Manish Madan Kanthaliya & Mrs. Swati Manish Kanthaliya

This is to certify that on visual inspection, it appears that the structure of the at "Kohinoor Apartments 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 40 years.

### **General Information:**

A.		Introduction
1	Name of Building	"Kohinoor Apartments Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 409, 4th Floor, "Kohinoor Apartments
	The state of the s	Co-Op. Hsg. Soc. Ltd.", S.T. Road, Chembur Naka,
	The state of the s	Village - Chembur, Taluka - Kurla, District - Mumbai
		Suburban, PIN - 400 071, State - Maharashtra, Country -
		India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 8th Upper Floors
5	Whether stilt / podium / open parking	Open Car Parking Space
	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	2004 (As Per Occupancy Certificate)
11	Present age of building	20 years
12	Residual age of the building	40 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	03 Flats on 4th Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building		
1	Plaster	Normal Condition	Values & A grainer
2	Chajjas	Normal Condition	Section Services
3	Plumbing	Normal Condition	Longs's Exposur
4	Cracks on the external walls	Not Found	MW2018 VIC



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5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Not Found
7	Vegetation	Found at some places
8	Leakages of water in the drainage pipes or water pipes	Not Found
9	Dampness external in the wall due to leakages	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	Found at some places
5	Painting inside the property	Normal Condition
6	Maintenance of staircase & cracks	Good
C 1 2 3 4 5	of external side of the building  Internal Observation of the comm  Beams (Cracks & Leakages)  Columns (Cracks & Leakages)  Ceiling (Cracks & Leakages)  Leakages inside the property  Painting inside the property	engineers not provided for our verification.  on areas of the building and captioned premises  Not Found  Not Found  Not Found  Found at some places  Normal Condition

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	No Structural Audit Report is furnished for the perusal.

### Ε Conclusion

The captioned building is having Ground + 8th Upper Floors which are constructed in year 2004 (As Per Occupancy Certificate) Estimated future life under present circumstances is about 40 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 19.11.2024 of building. The building is well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & Normal 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 Distratly symed by Sharadkumar Chalikwar, ope Mastukala Consultann: (1) PALL'Id., ope Mastukala Consultann: (1) PA C=IN Date: 2024.12.09 11:08:31+/05 95



Auth. Sign.

### Sharadkumar B. Chalikwar

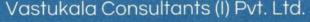
Structural Engineer Licence No. STATE/R/2022/APL/01785 Govt. Reg. Valuer Chartered Engineer (India)

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**







