

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / Madam Cama Road Branch / Mr. Yogesh Kumar (13090/2309628) Page 1 of 3

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Vastu/Mumbai/12/2024/13090/2309628
17/11-326-SAVA
Date: 17.12.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 602, 6th Floor, Wing - A, "Suraj Heights Co. Op. Hsg. Soc. Ltd.", Walbhat Road, Behind Nirlon Ltd., Village - P. S. Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Mumbai, 400 063, State - Maharashtra, India.

Name of Owner: Mrs. Rekha H. Shastri and Mr. Harshvardhan Ram Shastri

Name of Proposed Purchaser: Mr. Yogesh Kumar

This is to certify that on visual inspection, it appears that the structure of the at "Suraj Heights Co. Op. Hsg. Soc. Ltd.", is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 30 years.

General Information:

A.	Introduction	
1	Name of Building	"Suraj Heights Co. Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 602, 6 th Floor, Wing - A, "Suraj Heights Co. Op. Hsg. Soc. Ltd.", Walbhat Road, Behind Nirlon Ltd., Village - P. S. Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Mumbai, 400 063, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 15 th Upper Floors
5	Whether stilt / podium / open parking provided	Open Car Parking Space
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	1994 (As Per Occupancy Certificate)
11	Present age of building	30 years
12	Residual age of the building	30 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	04 Flats on 6 th Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal Condition



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4	Cracks on the external walls	Minor Cracks Found
5	Filling cracks on the external walls	Found
6	Cracks on columns & beams	Not Found
7	Vegetation	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	No Structural Audit Report is furnished for the perusal.

E	Conclusion
<p>The captioned building is having Ground + 15th Upper Floors which are constructed in year 1994 (As Per Occupancy Certificate) Estimated future life under present circumstances is about 30 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 13.12.2024 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.</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

