

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: SBI / RACPC Sion / Mr. Abdul Karim Choudhary (013346/2309813) Page 1 of 3

Vastu/Mumbai/12/2024/013346/2309813

27/06-511-PASH

Date: 27.12.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 108, 1st Floor, "Zara Co-op. Hsg. Soc. Ltd.", Sector R-2, Nahar Amrit Shakti, Village - Chandivali, Municipality Ward No. L - Ward, Andheri (East), Taluka - Kurla, District – Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India.

Name of Proposed Purchaser: **Mr. Abdul Karim Choudhary & Mrs. Rahila Karim Choudhary**

Name of Owner: **Mr. Adarsh Konnanath & Mrs. Chandini Sehgal**

This is to certify that on visual inspection, it appears that the structure of the at "Zara 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 42 years.

General Information:

A.	Introduction	
1	Name of Building	"Zara Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 108, 1st Floor, "Zara Co-op. Hsg. Soc. Ltd.", Sector R-2, Nahar Amrit Shakti, Village - Chandivali, Municipality Ward No. L - Ward, Andheri (East), Taluka - Kurla, District – Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	1 Basement + Ground + 14 Upper Floors
5	Whether stilt / podium / open parking provided	Along with One Covered Car Parking Space No. C - 321
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	2006 (As per occupancy certificate)
11	Present age of building	18 years
12	Residual age of the building	42 years Subject to proper, preventive periodic maintenance & structural repairs
13	No. of flats (Per Floor)	1st Floor is having 8 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	<p>1. At the time of site inspection, external condition of the building is Good.</p> <p>2. Structural Stability Report from licensed structural engineers not provided for our verification.</p>
C	Internal Observation of the common areas of the building and captioned premises	
1	Beams (Cracks & Leakages)	Good Condition
2	Columns (Cracks & Leakages)	Good Condition
3	Ceiling (Cracks & Leakages)	Good Condition
4	Leakages inside the property	Good Condition
5	Painting inside the property	Good Condition
6	Maintenance of staircase & cracks	Good Condition

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 1 Basement + Ground + 14 Upper Floors which are constructed in year 2006 (As per occupancy certificate). Estimated future life under present circumstances is about 42 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 10.12.2024 reveals no structural damage or deterioration to the 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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Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOB Empanelment No.: ZO:MZ:ADV:46:941



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Actual Site Photographs

