

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report / SBI / RACPC Sion / Mr. Kamlesh Narayan Dhole (013364/2309826)

www.vastukala.co.in

Vastu/Mumbai/12/2024/013364/2309826 27/19-524-PRSK Date: 27.12.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 102, 1st Floor, Building No. 54, "River Wood Park Building" No. 51, 52, 53, 54 Co-Op. Hsg. Soc. Ltd.", River Wood Park, Kalyan Shil Road, Village - Sagarli, Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra, Country - India.

Name of Owner: Mr. Kamlesh Narayan Dhole

This is to certify that on visual inspection, it appears that the structure of the at "River Wood Park Building No. 51, 52, 53, 54 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 39 years.

General Information:

A.		Introduction
1	Name of Building	"River Wood Park Building No. 51, 52, 53, 54 Co-Op.
		Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 102, 1st Floor, Building No. 54, "River
		Wood Park Building No. 51, 52, 53, 54 Co-Op. Hsg. Soc.
		Ltd.", River Wood Park, Kalyan Shil Road, Village - Sagarli,
	W. W.	Taluka - Thane, District - Thane, PIN - 421 204, State -
	W. The second second	Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 th 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	2003 (As Per Occupancy Certificate)
11	Present age of building	21 years
12	Residual age of the building	39 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	04 Flats on 1st Floor
14	Methodology adopted	As per visual site inspection

B.		External Observation of the Building	Valuers & Appraisers
1	Plaster	Not Found	Architects & Interior Designers Chartered Engineers (I)
2	Chajjas	Not Found	TEV Consultants Lender's Engineer
3	Plumbing	Not Found	MH2010 PT0

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Nanded Mumbai

Thane Nashik

Ahmedabad Opelhi NCR 💡 Rajkot

💡 Raipur

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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	No Structural Audit Report is furnished for the perusal.	

E Conclusion

The captioned building is having Ground + 4th Upper Floors which are constructed in year 2003 (As Per Occupancy Certificate) Estimated future life under present circumstances is about 39 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 08.12.2024 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.

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





An ISO 9001: 2015 Certified Company

Actual site photographs







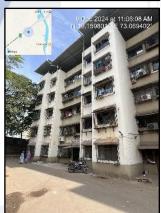


















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