

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report : UBI / CAPITAL MARKET Cell M S Marg/ Dr. Nilesh Mohanlal Shah (13588/2310001) Page 1 of 3

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Vastu/Mumbai/01/2025/13588/2310001
10/03-120-PRVS
Date: 10.01.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 33, 3rd Floor, "Tahnee Heights Co-Op. Hsg. Soc. Ltd. ", Petit Hall "D" Building, 66, Nepean Sea Road, Village - Malabar & Cumballa Hill Division, Mumbai - 400 006, State - Maharashtra, Country - India.

Name of Owner: Dr. Nilesh Mohanlal Shah, Nilesh M. Shah (HUF), Mrs. Rita Nilesh Shah

This is to certify that on visual inspection, it appears that the structure of the at "Tahnee Heights 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 26 years.

General Information:

A.	Introduction	
1	Name of Building	"Tahnee Heights Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 33, 3 rd Floor, "Tahnee Heights Co-Op. Hsg. Soc. Ltd. ", Petit Hall "D" Building, 66, Nepean Sea Road, Village - Malabar & Cumballa Hill Division, Mumbai - 400 006, State - Maharashtra, Country - India.
3	Type of Building	Residential used
4	No. of Floors	1 Basement + Stilt + 2 Podium + 34 th Upper Floors
5	Whether stilt / podium / open parking provided	Along with Two Car Parking Spaces B55 & B56
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	1991 (As Per Part Occupancy Certificate)
11	Present age of building	34 years
12	Residual age of the building	26 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	02 Flats on 3 rd Floor
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
4	Cracks on the external walls	Not Found
5	Filling cracks on the external walls	Not Found



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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	No Structural Audit Report is furnished for the perusal.

E	Conclusion
<p>The captioned building is having 1 Basement + Stilt + 2 Podium + 34th Upper Floors which are constructed in year 2009 (As Per Occupancy Certificate) Estimated future life under present circumstances is about 26 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 08.01.2025 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



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Actual site photographs

