

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report / SBI / RASMECCC Bhayandar Branch / Mr. Lalit K. Shah (13594/2310023) Page 1 of 3

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Vastu/Mumbai/01/2025/13594/2310023
13/03-142-SOSK
Date: 10.01.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 501, 5th Floor, Wing - A, "New Lavlesh Enclave Co-Op. Hsg. Soc. Ltd.", Lavlesh Enclave Phase – I, Aai Mata Road, Behind Seven Square Academy, Ramdev Park, Village - Goddev, Mira Road (East), Taluka - Thane, District - Thane, 401 107, State - Maharashtra, India.

Name of Owner: Mr. Lalit K. Shah

This is to certify that on visual inspection, it appears that the structure of the at **"New Lavlesh Enclave 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 36 years.

General Information:

A.	Introduction	
1	Name of Building	"New Lavlesh Enclave Co. Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 501, 5 th Floor, Wing - A, "New Lavlesh Enclave Co-Op. Hsg. Soc. Ltd.", Lavlesh Enclave Phase – I, Aai Mata Road, Behind Seven Square Academy, Ramdev Park, Village - Goddev, Mira Road (East), Taluka - Thane, District - Thane, 401 107, State - Maharashtra, India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 7 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	2001 (As Per Occupancy Certificate)
11	Present age of building	24 years
12	Expected Balance life of the building	36 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	04 Flats on 5 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
4	Cracks on the external walls	Minor Cracks Found
5	Filling cracks on the external walls	Found
6	Cracks on columns & beams	Not Found



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7	Vegetation	Nor 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	Minor Leakages Found
5	Painting inside the property	Normal Condition
6	Maintenance of staircase & cracks	Nor Found

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 + 7th Upper Floors which are constructed in year 2001 (As Per Occupancy Certificate) Estimated future life under present circumstances is about 36 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 10.01.2025 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.

Manoj Baburao Chalikwar

Structural Engineer Licence No. STATE/R/2025/APL/15680

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3



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Actual site photographs

