

## Vastukala Consultants (I) Pvt. Ltd.

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

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, 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.
3	Type of Building	Residential used
4	No. of Floors	Ground + 7th 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	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 <sup>th</sup> Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building		
1	Plaster	Normal Condition	
2	Chajjas	Normal Condition	A CONSULTANTO
3	Plumbing	Normal Condition	Valuers & Appraisers
4	Cracks on the external walls	Minor Cracks Found	Chartered Engineers (f)  TEV Consultants
5	Filling cracks on the external walls	Found	Lender's Engineer
6	Cracks on columns & beams	Not Found	372010 4.

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#### Regd. Office

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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	Structural Stability Report from licensed structural
	of external side of the building	engineers not provided for our verification.
С	Internal Observation of the comm	on areas of the building and captioned premises
<b>C</b>	Internal Observation of the comm Beams (Cracks & Leakages)	on areas of the building and captioned premises  Not Found
<b>C</b> 1 2		
1	Beams (Cracks & Leakages)	Not Found
1	Beams (Cracks & Leakages) Columns (Cracks & Leakages)	Not Found Not Found
1 2 3	Beams (Cracks & Leakages) Columns (Cracks & Leakages) Ceiling (Cracks & Leakages)	Not Found Not Found Not Found

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 + 7<sup>th</sup> 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.

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.

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.

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





# **Actual site photographs**

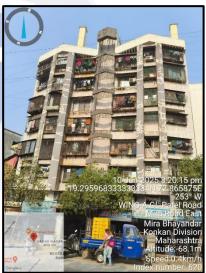




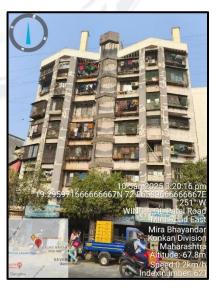














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