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MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report: CB / VASAI (WEST) BRANCH/ Ms. Monu Virendrapal Verma (13604/2310019)

Vastu/Mumbai/01/2025/13604/2310019 10/21-138-PRSH Date: 10.01.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 301, 3rd Floor, Wing - B, "Tejas Co-Op. Hsg. Soc. Ltd. ", Chulna Road, Village - Manickpur, Vasai (West), Taluka - Vasai, District - Palghar, PIN - 401 202, State -Maharashtra, Country - India.

Name of Owner: Ms. Monu Virendrapal Verma

This is to certify that on visual inspection, it appears that the structure of the at "Tejas 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 39 years.

General Information:

A.		Introduction
1	Name of Building	"Tejas Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 301, 3rd Floor, Wing - B, "Tejas Co-Op.
	VIII VIII VIII VIII VIII VIII VIII VII	Hsg. Soc. Ltd. ", Chulna Road, Village - Manickpur, Vasai
		(West), Taluka - Vasai, District - Palghar, PIN - 401 202,
		State - Maharashtra, Country - India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 3rd Upper Floors
5	Whether stilt / podium / open parking	Open Car Parking Space
	provided	Value and V
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	2004 (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 & structura repairs.
13	No. of flats (Per Floor)	02 Flats on 3 rd Floor
14	Methodology adopted	As per visual site inspection

В.	External Observation of the Building		
1	Plaster	Good Condition	CONSTITUTION
2	Chajjas	Good Condition	
3	Plumbing	Good Condition	on Interfer Senigrens Charlison Charleson Control Charleson Charle
4	Cracks on the external walls	Not Found	TEV Geometrants Lander's Engineer
5	Filling cracks on the external walls	Found	WHEO10 FICTO
6	Cracks on columns & beams	Not Found	

Our Pan India Presence at:

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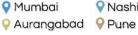
Powai, Andheri East, Mumbai: 400072, (M.S), India

🔀 mumbai@vastukala.co.in www.vastukala.co.in

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,



Regd. Office









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7	Vegetation	Found at some places
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.
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	Ceiling (Cracks & Leakages) Leakages inside the property	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.

Conclusion

The captioned building is having Ground + 3rd Upper Floors which are constructed in year 2004 (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 09.01.2025 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.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2025.01.10 10:45:23 +05'30'

Director

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







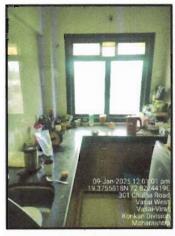
Actual site photographs























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Actual site photographs













