

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report: CB / VASAI (WEST) BRANCH/ Ms. Monu Virendrapal Verma (13604/2310019) Page 1 of 4

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, 3 rd 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. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 3 rd 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 | 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 & 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 | Found |
| 6 | Cracks on columns & beams | Not Found |



Our Pan India Presence at :

- Nanded
- Thane
- Ahmedabad
- Delhi NCR
- Mumbai
- Nashik
- Rajkot
- Raipur
- Aurangabad
- Pune
- Indore
- Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S.), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

| | | |
|----------|--|---|
| 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. |
| 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 | Normal 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 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.</p> <p>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.</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.

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'

Auth. Sign.

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual site photographs



Actual site photographs



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

