

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report / JSB / Bhayandar (East) Branch / Mr. Rajaram Pannaji Ramina (013726/2310093) Page 1 of 3

Vastu/Mumbai/01/2025/013726/2310093

17/08-212-JASK

Date: 17.01.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 307, 3rd Floor, "The Sulbha Sadan Co-op. Hsg. Soc. Ltd.", Goddev Phatak Road, Village - Goddev, Taluka - Thane, District - Thane, Bhayandar (East), PIN - 401 105, State - Maharashtra, Country - India.

Name of Owner: **Mr. Rajaram Pannaji Ramina**

This is to certify that on visual inspection, it appears that the structure at " The Sulbha Sadan 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 24 years.

General Information:

A.	Introduction	
1	Name of Building	"The Sulbha Sadan Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 307, 3 rd Floor, "The Sulbha Sadan Co-op. Hsg. Soc. Ltd.", Goddev Phatak Road, Village - Goddev, Taluka - Thane, District - Thane, Bhayandar (East), PIN - 401 105, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 3 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	1988 (As per Occupancy Certificate)
11	Present age of building	36 Years
12	Expected balance lift of the building	24 Years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 rd Floor is having 8 Flats
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	Not Found
5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Not Found
7	Vegetation	Found



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8	Leakages of water in the drainage pipes or water pipes	Found
9	Dampness external in the wall due to leakages	Minor Dampness 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	Normal

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	<p>i) At the time of site inspection, external condition of the building is in normal condition, minor dampness found, leakages are not found & Cracks are not found.</p> <p>ii) Structural Stability Report from licensed structural engineers not provided for our verification.</p>

E Conclusion		
<p>The captioned building is having Ground + 3 Upper Floors which are constructed in year 1988 (As per Occupancy Certificate). Estimated future life under present circumstances is about 24 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 30.11.2024 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.</p> <p>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
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Director

Auth. Sign.

Manoj Chalikwar

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

Govt. Reg. Valuer

Chartered Engineer (India)

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

Janaseva Sahakari Bank (Borivali) LTD Empanelment No.: 36/ LOAN H.O./2016-17/232



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Actual site photographs

