

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: Mr. Dinesh Dhirajlal Patel & Mrs. Rashmi Dinesh Patel (13903/2310220) Page 1 of 3

Vastu/Mumbai/01/2025/13903/2310220

25/01-339-PSH

Date: 25.01.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 601, 6th Floor, Wing - A, "**Sheetal Chhaya Co-op. Hsg. Soc. Ltd.**", S. V. Road, Village - Malad South, Municipality Ward No. P-North Ward, Malad (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 064, State - Maharashtra, India.

Name of Owner: **Mr. Dinesh Dhirajlal Patel & Mrs. Rashmi Dinesh Patel**

This is to certify that on visual inspection, it appears that the structure of the at "**Sheetal Chhaya 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 20 years.

General Information:

A.	Introduction	
1	Name of Building	" Sheetal Chhaya Co-op. Hsg. Soc. Ltd. "
2	Property Address	Residential Flat No. 601, 6th Floor, Wing - A, " Sheetal Chhaya Co-op. Hsg. Soc. Ltd. ", S. V. Road, Village - Malad South, Municipality Ward No. P-North Ward, Malad (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 064, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Part Ground + Part Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt Car Parking
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	1985 (As Per Society Letter)
11	Present age of building	40 years
12	Residual age of the building	20 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	6th Floor is having 4 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	Found at some places



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5	Filling cracks on the external walls	Found
6	Cracks on columns & beams	Not Found
7	Vegetation	Not 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	<p>1. At the time of site inspection, external condition of the building is normal.</p> <p>2. Structural Stability Report from licensed structural engineers not provided for our verification.</p>
C	Internal Observation of the common areas of the building and captioned premises	
1	Beams (Cracks & Leakages)	Good Condition
2	Columns (Cracks & Leakages)	Good Condition
3	Ceiling (Cracks & Leakages)	Good Condition
4	Leakages inside the property	Good Condition
5	Painting inside the property	Good Condition
6	Maintenance of staircase & cracks	Good Condition

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 Part Ground + Part Stilt + 7 Upper Floors which are constructed in year 1985 (As Per Society Letter). Estimated future life under present circumstances is about 20 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 23.01.2025 reveals no structural damage or deterioration to the 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.

Sharadkumar
Chalikwar

Director

Digitally signed by Sharadkumar Chalikwar
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Date: 2025.01.25 11:27:29 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

BOB Empanelment No.: ZO:MZ:ADV:46:941



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Actual Site Photographs



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