

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report / SBI / RACPC Ghatkopar (West) / Mr. Navin Suresh Sharma (13946/2310252) Page 1 of 4

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Vastu/Mumbai/01/2025/13946/2310252

27/03-371-SOVS

Date: 27.01.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 702, 7th Floor, Wing - B, "Lalani Residency Co-Op. Hsg. Soc. Ltd.", Opp. Suraj Water Park, Ghodbunder Road, Village - Kavesar, Thane (West), 400 615, State – Maharashtra.

Name of Owner: **Mr. Navin Suresh Sharma**

This is to certify that on visual inspection, it appears that the structure of the at "Lalani Residency Co-op. Hsg. Soc. Ltd.", is in Good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 44 years.

General Information:

A.	Introduction	
1	Name of Building	"Lalani Residency Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 702, 7 th Floor, Wing - B, "Lalani Residency Co-Op. Hsg. Soc. Ltd.", Opp. Suraj Water Park, Ghodbunder Road, Village - Kavesar, Thane (West), 400 615, State – Maharashtra.
3	Type of Building	Residential used
4	No. of Floors	Stilt + 10 th Upper Floors
5	Whether stilt / podium / open parking provided	Stilt & 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	2009 (As Per Occupancy Certificate)
11	Present age of building	16 years
12	Expected Balance life of the building	44 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 Flats on 7 th 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	Not Found



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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	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	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 Stilt + 10th upper floors which are constructed in year 2009 (As Per Occupancy Certificate) Estimated future life under present circumstances is about 44 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 17.01.2025 of building. The building is well as the property is maintained in good 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**

Director

Digitally signed by Manoj Chalikwar
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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



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Actual site photographs



Actual site photographs



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