

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001 : 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report / SBI / RACPC-Santacruz (West)/ Mrs. Samiksha Gurunath Dalvi (013991/2310300) Page 1 of 3

Vastu/Mumbai/01/2025/013991/2310300 29/11-419-JASK Date: 29.01.2025

Structural Stability Report

Structural Observation Residential Flat No. 04, Ground Floor, Wing - B, **"Goodwill SRA Co-op. Hsg. Soc. Ltd."**, Plot No. 425, T.P.S. - V, Gujrati Mandal Road, Village - Vile Parle (East), Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India.

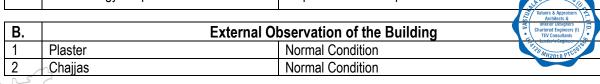
Name of Client / Proposed Purchaser: Mrs. Samiksha Gurunath Dalvi

Name of Owner: Mr. Vijay Pundlik Vidre

This is to certify that on visual inspection, it appears that the structure at **"Goodwill SRA 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 37 years.

General Information:

Α.		Introduction
1	Name of Building	"Goodwill SRA Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 04, Ground Floor, Wing - B, "Goodwill SRA Co-op. Hsg. Soc. Ltd." , Plot No. 425, T.P.S V, Gujrati Mandal Road, Village - Vile Parle, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 7 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	2002 (As per Occupancy Certificate)
11	Present age of building	23 years
12	Expected balance lift of the building	37 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	Ground Floor is having 5 Flats
14	Methodology adopted	As per visual site inspection



Our Pan India Presence at :

- Nanded
 Than
 Mumbai
 Nash
 Aurangabad
 Pune
- ♥ Thane
 ♥ Ahmed
 ♥ Nashik
 ♥ Rajkot
 ♥ Pune
 ♥ Indore
- Ahmedabad
 Delhi NCR
 Rajkot
 Raipur
 Indore
 Jaipur
- **Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

- +91224/4959
- mumbai@vastukala.co.in
 www.vastukala.co.in

Structural Stability Report / SBI / RACPC-Santacruz (West)/ Mrs. Samiksha Gurunath Dalvi (013991/2310300) Page 2 of 3

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	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.
С	Internal Observation of the comm	on 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	Con	nmon 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	i) At the time of site inspection, external condition
		of the building is normal, dampness not found,
		leakages are not found & Cracks are not found.
		ii) Structural Stability Report from licensed
		structural engineers not provided for our
		verification.

Conclusion Ε

The captioned building is having Ground + 7 Upper Floors which are constructed in year 2002 (As per Occupancy Certificate). Estimated future life under present circumstances is about 37 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 22.01.2025 of building. The building is well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & 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.

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 State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Since 1989







An ISO 9001 : 2015 Certified Company

Actual site photographs















Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Since 1989

