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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for UBI / Bhayander (West) Branch/ Shri. Chandratan Malchand Agarwal & Others (014060 / 2310353) Page 1 of 3

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Vastu/Mumbai/02/2025/014060/2310353 01/3-3-PRBS Date: 01.02.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 102, 1st Floor, "Shree Agrawal Bhavan Co-Op. Hsg. Soc. Ltd.", Modi Patel Road, Bhayander (West), Thane - 401101, State - Maharashtra, Country - India.

Name of Owner: Shri. Chandratan Malchand Agarwal & Shri. Mahesh Malchand Agarwal

This is to certify that on visual inspection, it appears that the structure at " Shree Agrawal Bhavan 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 26 years.

General Information:

A.		Introduction	
1	Name of Building	"Shree Agrawal Bhavan Co-Op. Hsg. Soc. Ltd."	
2	Property Address	Residential Flat No. 102, 1st Floor, "Shree Agrawal	
		Bhavan Co-Op. Hsg. Soc. Ltd.", Modi Patel Road,	
	Victoria de la companya della companya della companya de la companya de la companya della compan	Bhayander (West), Thane - 401101, State - Maharashtra,	
	Visite	Country – India.	
3	Type of Building	Residential	
4	No. of Floors	Ground + 4th Upper Floors	
5	Whether stilt / podium / open parking	Open Car Parking Space	
	provided		
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	1991 (As per site information)	
11	Present age of building	34 years	
12	Expected balance lift of the building	26 years Subject to proper, preventive periodic	
		maintenance & structural repairs.	
13	No. of flats (Per Floor)	1st 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	Not Found	SCONSULTANTS.
5	Filling cracks on the external walls	Not Found	ya ver. 6 Appeniums Carlo
6	Cracks on columns & beams	Not Found	Charter Commers (I)
7	Vegetation	Not Found	File MH2010 PICEUR

Our Pan India Presence at:

Nanded

 ♥ Thane **♥** Nashik

Rajkot

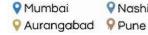
Ahmedabad Opelhi NCR Raipur

Regd. Office

81-001, U/B Floor, 800MERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India











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	Structural Stability Report from licensed structural
	of external side of the building	engineers not provided for our verification.
С	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)		
2	Remark	i) Structural Stability Report from licensed structural engineers not provided for our verification. ii) At the time of site visit, the residential flat used as a commercial Purpose.	

E Conclusion

The captioned building is having Ground + 4th Upper Floors which are constructed in year 1991 (As per site information). Estimated future life under present circumstances is about 26 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 07.10.2024 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.

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.

Auth! Sign.

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: 2025.02.01 12:34:32 +05'30'

Director

Manoj Chalikwar

Structural Engineer Licence No. STATE/R/2025/APL/15680 Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366





Actual site photographs















