

# Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for CBI / Chembur Branch / Ranjeet Dhanraj Jain (14174/2310428) Page 1 of 3

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Vastu/Mumbai/02/2025/14174/2310428  
06/16-78-JAVS  
Date: 06.02.2025

## Structural Stability Report

Structural Observation Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. 3, "Sumer Tower No. 3 Co-op. Hsg. Soc. Ltd.", Plot No. 108, Seth Motisha Road, Village - Mazgaon Division, District - Mumbai Main, Mazgaon, Mumbai, PIN - 400 010, State - Maharashtra, Country - India.

Name of Client / Proposed Purchaser: **Ranjeet Dhanraj Jain & Neeta Ranjeet Jain**

Name of Owner: **Vinod Basantlal Shah & Kusum Vinod Shah**

This is to certify that on visual inspection, it appears that the structure at "Sumer Tower No. 3 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 24 years.

### General Information:

A.	Introduction	
1	Name of Building	"Sumer Tower No. 3 Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 103, 1 <sup>st</sup> Floor, Building No. 3, "Sumer Tower No. 3 Co-op. Hsg. Soc. Ltd.", Plot No. 108, Seth Motisha Road, Village - Mazgaon Division, District - Mumbai Main, Mazgaon, Mumbai, PIN - 400 010, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Covered 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	1989 (As per Occupancy Certificate)
11	Present age of building	36 years
12	Expected balance life of the building	24 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	1 <sup>st</sup> Floor is having 4 Flats
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



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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.
<b>C</b>	<b>Internal Observation of the common areas of the building and captioned premises</b>	
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	Normal

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

<b>E</b>	<b>Conclusion</b>
<p>The captioned building is having Stilt + 7 upper floors which are constructed in year 1989 (As per Occupancy Certificate). Estimated future life under present circumstances is about 24 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 27.01.2025 of building. The building is well as the property is maintained in good condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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.**

**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



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## Actual site photographs

