

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: JSB / Goregaon (West) Branch/ Mrs. Archana Babaji Chudnaik (14227/2310488) Page 1 of 3

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Vastu/Mumbai/02/2025,/14227/2310488
10/19-138-PVS
Date: 10.02.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 197, 4th Floor, Building No 3 A & B, Wing - A, "**Sane Guruji Nagar 'Omkar' Co-op. Hsg. Soc. Ltd.**", Sane Guruji Nagar, Teen Dongri, Village - Pahadi Goregaon, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, PIN Code - 400 104, State - Maharashtra, India.

Name of Owner: **Mrs. Archana Babaji Chudnaik**

This is to certify that on visual inspection, it appears that the structure of the at "**Sane Guruji Nagar 'Omkar' Co-op.Hsg. Soc. Ltd.**", is in Average condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 10 years.

General Information:

A.	Introduction	
1	Name of Building	" Sane Guruji Nagar 'Omkar' Co-op.Hsg. Soc. Ltd. "
2	Property Address	Residential Flat No. 197, 4th Floor, Building No 3 A & B, Wing - A, " Sane Guruji Nagar 'Omkar' Co-op.Hsg. Soc. Ltd. ", Sane Guruji Nagar, Teen Dongri, Village - Pahadi Goregaon, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, PIN Code - 400 104, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	1975 (As per site information)
11	Present age of building	50 years
12	Residual age of the building	10 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4th Floor is having 8 Flats
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Average Condition
2	Chajjas	Average Condition
3	Plumbing	Average Condition



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4	Cracks on the external walls	Found at some places
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	1. At the time of site inspection, external condition of the building is normal. 2. 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)	Normal Condition
2	Columns (Cracks & Leakages)	Normal Condition
3	Ceiling (Cracks & Leakages)	Normal Condition
4	Leakages inside the property	Normal Condition
5	Painting inside the property	Paint peel off at some places
6	Maintenance of staircase & cracks	Normal 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 Ground + 4 Upper Floors which are constructed in year 1975 (As per site information). Estimated future life under present circumstances is about 10 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 08.02.2025 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.

Director

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

Janaseva Sahakari Bank (Borivali) LTD Empanelment No.: 36/ LOAN H.O./2016-17/232



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Actual Site Photographs

