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Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SVC / Goregaon West Branch / Shri. Sureshkumar B. Maroo Page 1 of 4

Vastu/Mumbai/02/2025/014290/2310579

15/08-229-JASH

Date: 15.02.2025

Structural Stability Report

Structural Observation Residential Flat No. 1102, 11th Floor, "Rajendra Ratna Co-op. Hsg. Soc. Ltd.", Plot No. 1, Mahesh Nagar, S. V. Road, Near MTNL Exchange, Village - Malad South, Goregaon (West), Mumbai, Taluka - Borivali, District - Mumbai Suburban, PIN - 400 104, State - Maharashtra, Country - India.

Name of Owner: **Shri. Sureshkumar B. Maroo S/o. Shri. Benishankar S. Maroo &**

Shri. Benishankar Sitaram Maroo S/o. Shri. Sitaram Maroo

This is to certify that on visual inspection, it appears that the structure at "Rajendra Ratna Co-op. Hsg. Soc. Ltd." is in normal 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	"Rajendra Ratna Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 1102, 11th Floor, "Rajendra Ratna Co-op. Hsg. Soc. Ltd.", Plot No. 1, Mahesh Nagar, S. V. Road, Near MTNL Exchange, Village - Malad South, Goregaon (West), Mumbai, Taluka - Borivali, District - Mumbai Suburban, PIN - 400 104, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 12 Upper Floors
5	Whether stilt / podium / open parking provided	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	1975 (As per Agreement)
11	Present age of building	50 years
12	Expected balance life of the building	10 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	11 th Floor is having 5 Flats
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Good Condition
2	Chajjas	Good Condition



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3	Plumbing	Good 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.

C Internal Observation of the common areas of the building and captioned premises

1	Beams (Cracks & Leakages)	Found some places
2	Columns (Cracks & Leakages)	Found some places
3	Ceiling (Cracks & Leakages)	Found some places
4	Leakages inside the property	Found some places
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)	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>i) At the time of site inspection, external condition of the building is good, dampness not found, leakages & minor Cracks are found internally.</p> <p>ii) Structural Stability Report from licensed structural engineers not provided for our verification.</p>

E Conclusion

The captioned building is having Ground + 12 upper floors which are constructed in year 1975 (As per Agreement). Estimated future life under present circumstances is about 10 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated on 14/02/2025 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.

Manoj
Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.15 16:00:02 +05'30'

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



Actual site photographs

