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

## 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:**

2	Name of Building	"Rajendra Ratna Co-op. Hsg. Soc. Ltd."
2	Dranatu Addrasa	
	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 lift of the building	10 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	11th Floor is having 5 Flats
14	Methodology adopted	As per visual site inspection

B.		Chartery (MD)	
1	Plaster	Good Condition	PIZOMHZDEQ PTCTQTE
2	Chajjas	Good Condition	



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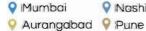
Ahmedabad O Delhi NCR Rajkot 

Roipur

Regd. Office

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









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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	Not Found
	or water pipes	
9	Dampness external in the wall due to	Not Found
	leakages	
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)	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	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	
	A VICTOR A	of the building is good, dampness not found,	
	Value V	leakages & minor Cracks are found internally.	
		ii) Structural Stability Report from licensed	
		structural engineers not provided for our	
		verification.	

#### 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 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 16:00:02 405'30'



### Director

### Manoj Chalikwar

Structural Engineer Licence No. STATE/R/2025/APL/15680 Govt. Reg. Valuer

Chartered Engineer (India)

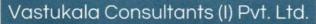
Charteled Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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



Since 1989



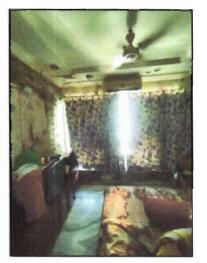
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# **Actual site photographs**







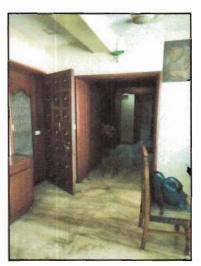
















CONSULTANTO

Sections & Address

Chartes & Manual

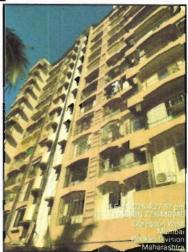
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# Actual site photographs





















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