



Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RACPC Ghatkopar (West)/ Mr. Tejas Yashwant Rahate Page 1 of 3

Vastu/Mumbai/02/2025/14322/2310565 14/16-215-PRSH Date: 14.02.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 002, Ground Floor, Wing - B, "Mainai Saket Co-Op. Hsg. Soc. Ltd.", Kopar Road, Village - Kopar, Dombivali (West), Thane - 421 202, State - Maharashtra, Country - India.

Name of Owner: Mr. Tejas Yashwant Rahate

This is to certify that on visual inspection, it appears that the structure at "Mainai Saket 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 42 years.

General Information:

A.		Introduction
1	Name of Building	"Mainai Saket Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 002, Ground Floor, Wing - B, "Mainai
		Saket Co-Op. Hsg. Soc. Ltd.", Kopar Road, Village -
	Visit	Kopar, Dombivali (West), Thane - 421 202, State -
		Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 2 Upper Floors
5	Whether stilt / podium / open parking	Open Car Parking Space
	provided	VISIT COMP
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	2007 (Building Completion Certificate)
11	Present age of building	18 years
12	Expected balance lift of the building	42 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	Ground Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection

B.		ONSULTAR A Approx 12	
1	Plaster	Good Condition	SS Interior Dupon (D)
2	Chajjas	Good Condition	Tel Consultation (St. Lander's Engineer
3	Plumbing	Good Condition	MH2010 P(C)



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





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	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	Good Condition	
6	Maintenance of staircase & cracks	Good	

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 of the building is in good condition, dampness not found, leakages are not found & Cracks are not found. ii) Structural Stability Report from licensed structural engineers not provided for our verification.	

E Conclusion

The captioned building is having Ground + 2nd Upper Floors which are constructed in year 2007 (Building Completion Certificate). Estimated future life under present circumstances is about 42 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 07.02.2025 of building. The building is well as the property is maintained in good 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.

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: 2025,02.14 17:11:53 +05'30'

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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WHOM A Annuary

Section 1 Annuary

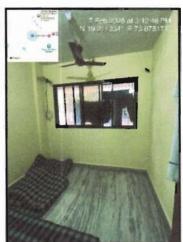
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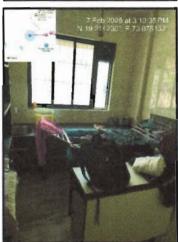
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Actual site photographs





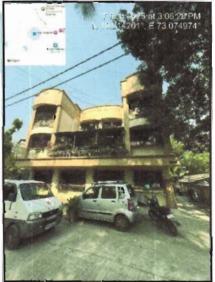














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