

# Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report / SBI / RACPC Andheri (East)/ Mr. Harish Manohar Hegiste (014396/2310650)

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Vastu/Mumbai/02/2025/14396/2310650  
20/03-300-BHV  
Date: 20.02.2025

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## Structural Stability Report

Structural Observation Report Residential Flat No. 104, 1<sup>st</sup> Floor, "Goregaon Naval Co - Op Hsg. Soc. Ltd.", Plot No. 66/67, L. T. Road No. 04, M.G. Road, Tilak Nagar, Village - Pahadi Goregaon, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban, Pin - 400 104, State - Maharashtra, India.

Name of Owner: **Mr. Harish Manohar Hegiste.**

This is to certify that on visual inspection, it appears that the structure at "Goregaon Naval Co - Op Hsg. Soc. Ltd." is in Normal condition and the future life can be reasonably taken under Normal condition and with proper periodic repairs & maintenance is about 12 years.

### General Information:

A.	Introduction	
1	Name of Building	"Goregaon Naval Co - Op Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 104, 1 <sup>st</sup> Floor, "Goregaon Naval Co - Op Hsg. Soc. Ltd.", Plot No. 66/67, L. T. Road No. 04, M.G. Road, Tilak Nagar, Village - Pahadi Goregaon, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban, Pin - 400 104, State - Maharashtra, India.
3	Type of Building	Residential
4	No. of Floors	Ground + 4 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	1977 (As per Occupancy Certificate)
11	Present age of building	48 years
12	Residual age of the building	12 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	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal 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




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7	Vegetation	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	Normal
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>i) <b>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>ii) <b>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 Ground + 4 Upper Floors which are constructed in year 1977 (As per Occupancy Certificate). Estimated future life under present circumstances is about 12 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 19.02.2025 of building. The building is well as the property is maintained in normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; normal 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**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



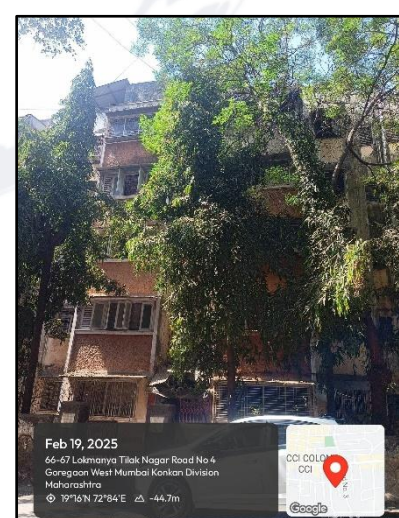
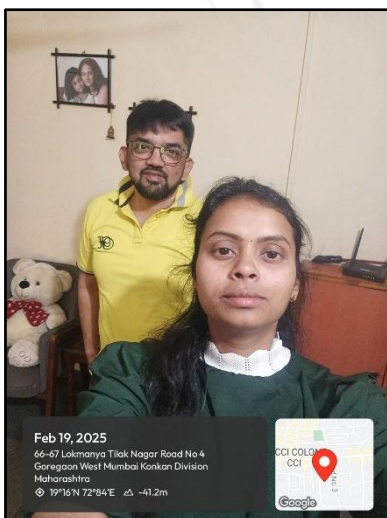
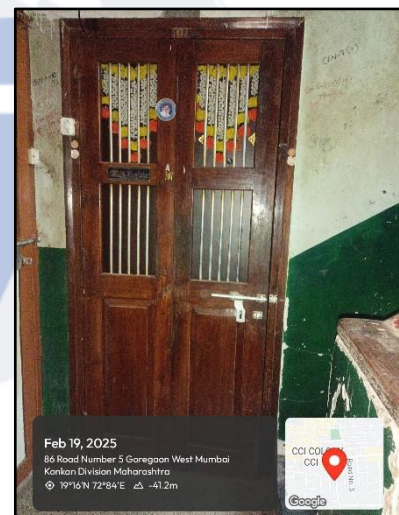
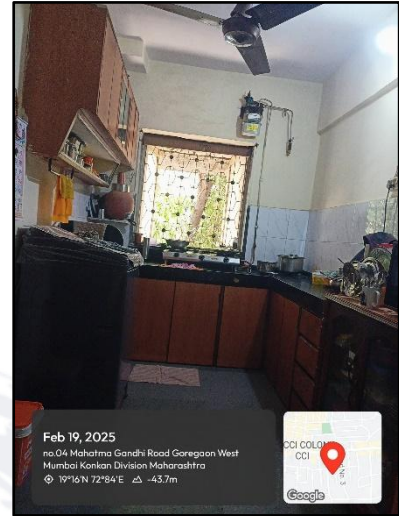
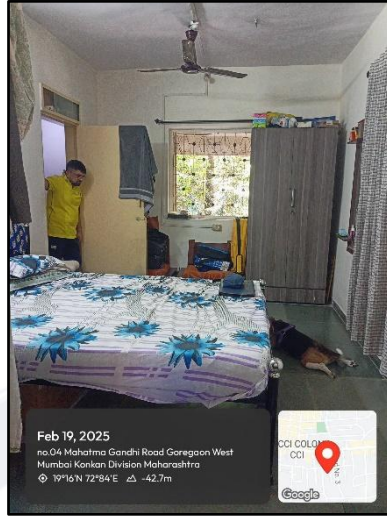
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## Actual site photographs



## Actual site photographs

