

# Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RACPC- Chinchpokli / Ms. Gautami Mahajan (014484 /2310669)

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Vastu/Mumbai/02/2025/014484 /2310669

20/22-319-PRBS

Date: 20.02.2025

## Structural Stability Report

Structural Observation Report of Residential Flat No. 22, 3<sup>rd</sup> Floor, Wing - B, "Rose Blossom Co-Op. Hsg. Soc. Ltd.", Plot No. 24, Final Plot No. 648 of TPS No. III, Mahim Road, Mahim Division, Mumbai - 400 016, State - Maharashtra, Country – India.

Name of Client / Proposed Purchaser: **Ms. Gautami Mahajan & Mr. Aniket Parkar**

Name of Owner: **Mr. Sudhir Jaywant Tanak**

This is to certify that on visual inspection, it appears that the structure at "Rose Blossom Co-Op. Hsg. Soc. Ltd." is in good condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 20 years.

### General Information:

A.	Introduction	
1	Name of Building	"Rose Blossom Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 22, 3 <sup>rd</sup> Floor, Wing - B, "Rose Blossom Co-Op. Hsg. Soc. Ltd.", Plot No. 24, Final Plot No. 648 of TPS No. III, Mahim Road, Mahim Division, Mumbai - 400 016, State - Maharashtra, Country – India.
3	Type of Building	Residential
4	No. of Floors	Ground + 3 Upper Floors
5	Whether stilt / podium / open parking provided	Open Parking Space No
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	1965 (Approx.)
11	Present age of building	60 years
12	Expected balance life of the building	20 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 <sup>rd</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
7	Vegetation	Not Found



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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	Good Condition
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 in normal condition, 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> <p>iii) <b>Total Life Span of R.C.C Framed structure is considered 60 to 80 years, but life of building is already completed 59 years. As per site inspection, building is structurally repaired &amp; well maintained, future life can be 20 years, Subject to proper, preventive periodic maintenance &amp; structural repairs. The structural Engineers Certificate should be revalidated every three years.</b></p>

<b>E</b>	<b>Conclusion</b>
<p>The captioned building is having Ground + 3 Upper Floors which are constructed in year 1965 (Approx.). Estimated future life under present circumstances is about 20 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 28.12.2024 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; 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 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

