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Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for UBI / Bhayander (West) Branch/ Shree. Lalit Dindayal Agarwal Page 1 of 3

Vastu/Mumbai/02/2025/014582/2310801
28/21-451-PRBS
Date: 28.02.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 101, 1st Floor, "**Shree Agarwal Bhawan Co-Op. Hsg. Soc. Ltd.**", Plot No. 10, Maharaj Agrasen Marg, Modi Patel Road, Village - Bhayander, Bhayander (West), Taluka Thane, District - Thane, PIN - 401 101, State - Maharashtra, Country - India.

Name of Owner: **Shree. Lalit Dindayal Agarwal.**

This is to certify that on visual inspection, it appears that the structure at "**Shree Agarwal Bhawan 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 17 years.

General Information:

A.	Introduction	
1	Name of Building	" Shree Agarwal Bhawan Co-Op. Hsg. Soc. Ltd. "
2	Property Address	Residential Flat No. 101, 1 st Floor, " Shree Agarwal Bhawan Co-Op. Hsg. Soc. Ltd. ", Plot No. 10, Maharaj Agrasen Marg, Modi Patel Road, Village - Bhayander, Bhayander (West), Taluka Thane, District - Thane, PIN - 401 101, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 4 th 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	1982 (As per site information)
11	Present age of building	43 years
12	Expected balance life of the building	17 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	1 st 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



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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)	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 – 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 in good condition, dampness not found, leakages are not found & Cracks are not found.</p> <p>ii) Structural Stability Report from licensed structural engineers not provided for our verification.</p> <p>iii) As per site inspection, residential flat is used as commercial office purpose.</p>
E	Conclusion	
<p>The captioned building is having Ground + 4th Upper Floors which are constructed in year 1982 (As per site information). Estimated future life under present circumstances is about 17 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 27.02.2025 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.</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



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AActual site photographs

