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CIN: U74120MH2010PTC207869

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

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

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.	VICE IN THE	Introduction
1	Name of Building	"Shree Agarwal Bhawan Co-Op. Hsg. Soc. Ltd."
2	Property Address	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.
3	Type of Building	Residential
4	No. of Floors	Ground + 4th 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 lift of fthe building	17 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	1st Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building		
1	Plaster	Normal Condition	betarter Omitpuers Chartered Engineers (I)
2	Chajjas	Normal Condition	Lander's Expineer
3	Plumbing	Normal Condition	MH2010 PTC



Our Pan India Presence at:

Nanded

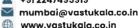
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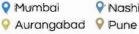
Raipur

Regd. Office

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	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.	
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	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	
	The state of the s	of the building is in good condition, dampness not	
	American A	found, leakages are not found & Cracks are not	
	The state of the s	found.	
	THE RESERVE OF THE PERSON OF T	ii) Structural Stability Report from licensed	
		structural engineers not provided for our	
		verification.	
		iii) As per site inspection, residential flat is used as	
Е	Conclusion	commercial office purpose.	
	COLICIUSION		

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.

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.

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.

Manoi 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: 2025.02.28 10:43:51 +05'30'

Director

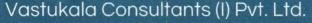
Auth. Siar

Manoj Chalikwar

Structural Engineer Licence No. STATE/R/2025/APL/15680 Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366



Since 1989







AActual site photographs





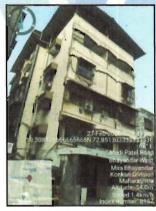


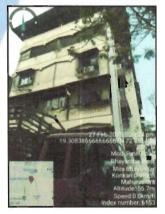
















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