

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RACPC - Chinchpokli / Mr. Avinash Sadashiv Ganve (14585/2310771) Page 1 of 3

Vastu/Mumbai/02/2025/14585/2310771 27/05-421-JAVS Date: 27.02.2025

Structural Stability Report

Structural Observation of Residential Flat No. 303, 3rd Floor, 'B' Wing, "Laxminarayan Complex Co-op. Hsg. Soc. Ltd.", Plot No. 12/1/A, Sector - 09, Village - Nerul, Taluka & District - Thane, Navi Mumbai, PIN - 400 706, State - Maharashtra, Country - India.

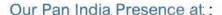
Name of Owner: Mr. Avinash Sadashiv Ganve & Mrs. Sapna Avinash Ganve

This is to certify that on visual inspection, it appears that the structure at "Laxminarayan Complex Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 38 years

General Information:

Α.		Introduction	
1	Name of Building	"Laxminarayan Complex Co-op. Hsg. Soc. Ltd."	
2	Property Address	Residential Flat No. 303, 3rd Floor, 'B' Wing, "Laxminarayan Complex Co-op. Hsg. Soc. Ltd.", Plot No. 12/1/A, Sector - 09, Village - Nerul, Taluka & District - Thane, Navi Mumbai, PIN - 400 706, State - Maharashtra, Country - India.	
3	Type of Building	Residential	
4	No. of Floors	Ground + 4 Upper Floors	
5	Whether stilt / podium / open parking provided	Open 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	2003 (As per Occupancy Certificate)	
11	Present age of building	22 years	
12	Expected balance lift of the building	38 years Subject to proper, preventive periodic maintenance & structural repairs.	
13	No. of flats (Per Floor)	3 rd Floor is having 3 Flats	
14	Methodology adopted	As per visual site inspection	

B.	External Observation of the Building		
1	Plaster	Good Condition	L CONSULTANTO
2	Chajjas	Good Condition	Values & Sections Architects
3	Plumbing	Good Condition	Charamet (A Ji)
4	Cracks on the external walls	Not Found	Fire Muzana Picture
5	Filling cracks on the external walls	Not Found	



Nanded

Thane Nashik Ahmedabad O Delhi NCR Rajkot

Raipur



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













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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
6	Maintenance of staircase & cracks	Normal

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 second second	of the building is normal, dampness not found,	
	A STATE OF THE STA	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 + 4 upper floors which are constructed in year 2003 (As per Occupancy Certificate). Estimated future life under present circumstances is about 38 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated on 27.01.2025 of building. The building is well as the property is maintained in good condition & will stand future life subject to proper, preventive periodic maintenance & 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, emaill=manoj@vastukala.org, c=IN Date: 2025.02.27 15:14:36 +05'30'

Auth. Sign.

Manoj Chalikwar

Director

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







