

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SBI / RBO Sanpada / Shri Rupesh Ravindra Gandhi (14606/2310793) Page 1 of 4

Vastu/Mumbai/02/2025/14606/2310793

28/13-443-JAVS

Date: 28.02.2025

Structural Stability Report

Structural Observation of Residential Flat No. 505, 5th Floor, "**Alexandria Co-op. Hsg. Soc. Ltd.**", Skyline Oasis, Plot No. 24, Premier Road, Near Vidyavihar Station, Village - Kurla & Kirol, Vidyavihar, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), PIN - 400 086; State - Maharashtra, India.

Name of Owner: **Shri Rupesh Ravindra Gandhi**

This is to certify that on visual inspection, it appears that the structure at "**Alexandria Co-op. Hsg. Soc. Ltd.**" is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 43 years.

General Information:

A.	Introduction	
1	Name of Building	"Laxminarayan Complex Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 505, 5 th Floor, " Alexandria Co-op. Hsg. Soc. Ltd. ", Skyline Oasis, Plot No. 24, Premier Road, Near Vidyavihar Station, Village - Kurla & Kirol, Vidyavihar, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), PIN - 400 086, State - Maharashtra, India.
3	Type of Building	Residential
4	No. of Floors	Stilt + 13 Upper Floors
5	Whether stilt / podium / open parking provided	Covered 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	2008 (As per Occupancy Certificate)
11	Present age of building	17 years
12	Expected balance life of the building	43 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	5 th Floor is having 6 Flats
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good Condition
4	Cracks on the external walls	Not Found



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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

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
6	Maintenance of staircase & cracks	Normal

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 good, 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>

E	Conclusion
<p>The captioned building is having Stilt + 13 upper floors which are constructed in year 2008 (As per Occupancy Certificate). Estimated future life under present circumstances is about 43 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated on 21.02.2025 of building. The building is well as the property is maintained in good condition & will stand future life subject to proper, preventive periodic maintenance & 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.

Manoj
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 17:14:29 +05'30'



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



Actual site photographs

