

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for CB / Malad (East) Branch / Mrs. Bharati Jaywant Pawar Page 1 of 4

Vastu/Mumbai/03/2025/14616/2310809
01/06-06-JASH
Date: 01.03.2025

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Structural Stability Report

Structural Observation of Residential Flat No. C-9, 2nd Floor, 'C' Wing, "Golden Springs Co-op. Hsg. Soc. Ltd.", Off Surendra Nagar Road No 2, Village - Kole Kalyan, Kalina, Taluka - Andheri, District – Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 098, State - Maharashtra, India.

Name of Proposed Purchaser: Mrs. Bharati Jaywant Pawar & Mr. Jaywant Narsanna Pawar

Name of Owner: Mrs. Shilpa Sudesh Kadam & Mr. Sudesh Bagaram Kadam

This is to certify that on visual inspection, it appears that the structure at "Golden Springs 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 19 years.

General Information:

| A. | Introduction | |
|----|--|--|
| 1 | Name of Building | "Golden Springs Co-op. Hsg. Soc. Ltd." |
| 2 | Property Address | Residential Flat No. C-9, 2 nd Floor, 'C' Wing, "Golden Springs Co-op. Hsg. Soc. Ltd.", Off Surendra Nagar Road No 2, Village - Kole Kalyan, Kalina, Taluka - Andheri, District – Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 098, State - Maharashtra, 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 | 1984 (As per Occupancy Certificate) |
| 11 | Present age of building | 41 years |
| 12 | Expected balance life of the building | 19 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 2 nd Floor is having 3 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 | Found |
| 5 | Filling cracks on the external walls | 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 normal, dampness not found, leakages are not found & Minor Cracks are 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 Ground + 4 upper floors which are constructed in year 1984 (As per Occupancy Certificate). Estimated future life under present circumstances is about 19 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated on 20.02.2025 of building. The building is well as the property is maintained in normal 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.

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



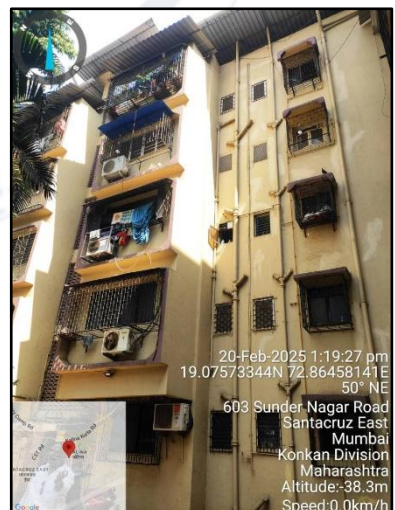
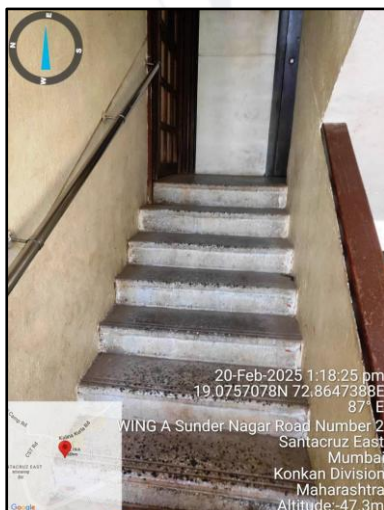
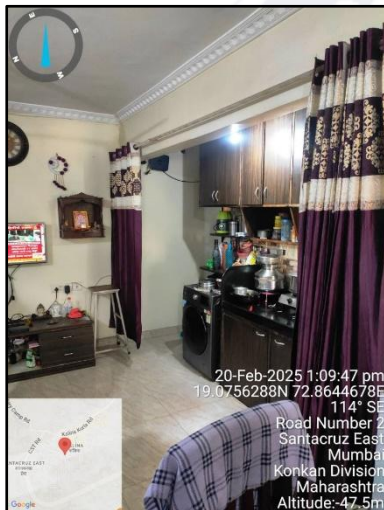
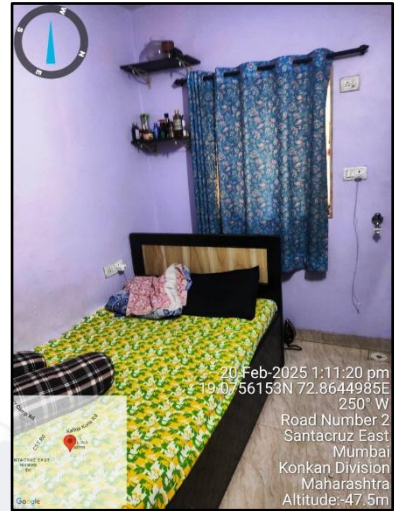
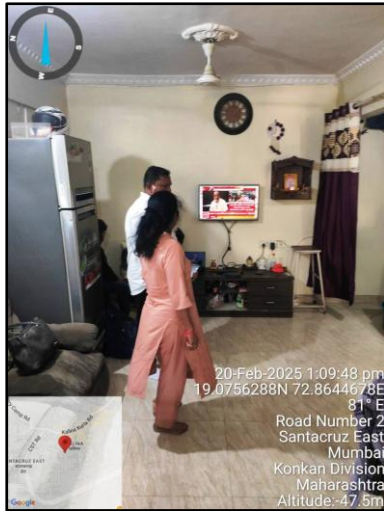
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Actual site photographs



Actual site photographs

