

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for JSB / Bhayander (East) Branch/ Shri. Ramchandra Ganpati Khutale (014878/2311035)

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Vastu/Mumbai/03/2025/14878/2311035

15/09-232-PRSH

Date: 15.03.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 23/001, Ground Floor, Building No 23, "Chandresh Accord Building No. 23 Co-Op. Hsg. Soc. Ltd.", Opp. Silver Park, Mira Bhayander Road, Mira Road (East), Thane - 401 107, State - Maharashtra, Country - India.

Name of Owner: **Shri. Ramchandra Ganpati Khutale**

This is to certify that on visual inspection, it appears that the structure at "Chandresh Accord Building No. 23 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 31 years.

General Information:

A.	Introduction	
1	Name of Building	"Chandresh Accord Building No. 23 Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 23/001, Ground Floor, Building No 23, "Chandresh Accord Building No. 23 Co-Op. Hsg. Soc. Ltd.", Opp. Silver Park, Mira Bhayander Road, Mira Road (East), Thane - 401 107, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 3 rd 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	1996 (As per Occupancy Certificate)
11	Present age of building	29 years
12	Expected balance lift of the building	31 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	Ground 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
4	Cracks on the external walls	Found



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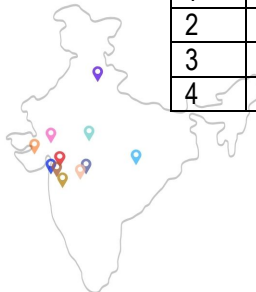
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5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Not Found
7	Vegetation	Not Found
8	Leakages of water in the drainage pipes or water pipes	Not Found
9	Dampness external in the wall due to leakages	Found
10	Any other observation 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	Normal Condition
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 in normal condition, dampness found, leakages are not found & 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 + 3rd Upper Floors which are constructed in year 1996 (As per Occupancy Certificate). Estimated future life under present circumstances is about 31 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 12.03.2025 of building. The building is well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & 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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Vastukala Consultants (I) Pvt. Ltd.

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Actual site photographs

