

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report SBI / Madam Cama Road Branch Mumbai/ Mr. Abhishek Anand Karekar Page 1 of 3

www.vastukala.co.in

Vastu/Mumbai/03/2025/14903/2311108
19/18-305-PRVS
Date: 19.03.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 303, 3rd Floor, Wing - B, Sai Leela Apartment, "Shree Ganesh Co-Op. Hsg. Soc. Ltd. ", Plot No. 07, Sector - 16A, Village - Panvel, New Panvel (East), Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, Country - India.

Name of Owner: **Mr. Abhishek Anand Karekar**

This is to certify that on visual inspection, it appears that the structure at " Shree Ganesh 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 38 years.

General Information:

A.	Introduction	
1	Name of Building	"Shree Ganesh Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 303, 3 rd Floor, Wing - B, Sai Leela Apartment, "Shree Ganesh Co-Op. Hsg. Soc. Ltd. ", Plot No. 07, Sector - 16A, Village - Panvel, New Panvel (East), Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, Country – India.
3	Type of Building	Residential
4	No. of Floors	Ground + 7 th 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	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	Normal Condition
2	Chajjas	Normal Condition



Our Pan India Presence at :

-  Nanded
-  Thane
-  Ahmedabad
-  Delhi NCR
-  Mumbai
-  Nashik
-  Rajkot
-  Raipur
-  Aurangabad
-  Pune
-  Indore
-  Jaipur

Regd. Office

B1-001, 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



3	Plumbing	Normal Condition
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 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	Normal Condition
6	Maintenance of staircase & cracks	Good

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 good condition, 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 Ground + 7 Upper Floors which are constructed in year 2003 (As per Occupancy Certificate). Estimated future life under present circumstances is about 39 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 17.03.2025 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.</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



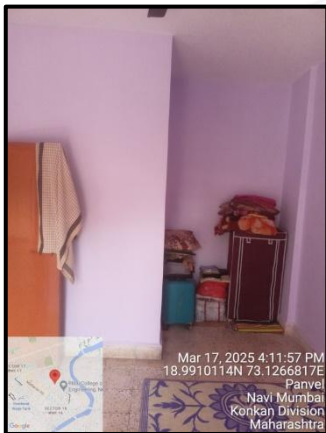
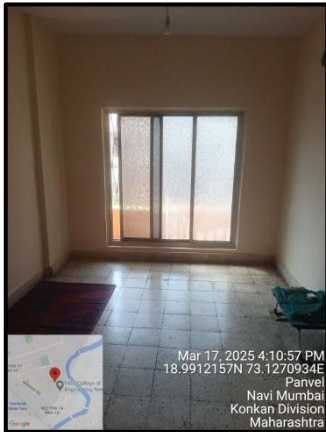
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual site photographs



SALLELA APARTMENT

NO.	FLAT-NO.	NAME
1	B-01	AJIT SHRINIMAS MARATHE
2	B-02	SHRI. RAJESH K. SHIRDIKAR
3	B-101	SHRI HRISHIKESH PADKAR/ NERLEKAR
4	B-102	SHRI NITIN ATMARAY PATIL
5	B-103	SHRI HANUMANTRAO LAXMANRAO JAGTAP
6	B-201	SHRI BHAVESH BIPINCHANDRA MEHTA
7	B-202	SHRI SEERASH S LALIT
8	B-203	MISS TIPALI MADAN
9	B-301	SHRI. P. GOPINATH
10	B-302	SHRI. SAILESH KUMAR BHAGAT
11	B-303	SMT. DEENA VENUGOPAL
12	B-401	SMT. COLLEEN LEE
13	B-402	SHRI ANANT SHRIDHARRAO DESHPANDE
14	B-403	SHRI. NURLI NAIK
15	B-501	SHRI K. A. JOSEPH
16	B-502	MANDALAL VIJAY KUMAR SINGH
17	B-503	SHRI. RAMCHANDRA TUNARAO MANDLUN
18	B-601	SMT. USHA GORALKRISHNANI
19	B-602	
20	B-603	SMT. SUPRIYA DEBRIK VICHARE
21	B-701	VIJAY SATISH KUMAR SHIN
22	B-702	SMT. ANITA VIJAY PEKLA
23	B-703	SHRI VIJAY KURBANDE

