

## Structural Stability Report

Structural Observation Report of Residential Flat No. 6 & 7, Ground Floor, Wing – B, "Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Bhayandar (East), Thane – 401 105, State - Maharashtra, Country - India.

Name of Owners: **Shri. Pradeep Vishwanath Sakhare**

This is to certify that on visual inspection, it appears that the structure at "Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 34 years.

### General Information:

A.		Introduction
1	Name of Building	"Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 6 & 7, Ground Floor, Wing – B, "Solanki Park No. 3 Co-Op. Hsg. Soc. Ltd.", Navghar Phatak Road, Bhayandar (East), Thane – 401 105, State - Maharashtra, Country – India.
3	Type of Building	Residential
4	No. of Floors	Ground + 3 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	1997 (As per Occupancy Certificate)
11	Present age of building	26 years
12	Residual age of the building	34 years - Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 Flats on Ground Floor
14	Methodology adopted	As per visual site inspection



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<b>B. External Observation of the Building</b>		
1	Plaster	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good Condition
4	Cracks on the external walls	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	Found
10	Any other observation about the condition of external side of the building	The external condition of the building is normal.
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
1	Beams (Cracks & Leakages)	Not Found
2	Columns (Cracks & Leakages)	Cracks found at some places
3	Ceiling (Cracks & Leakages)	Cracks found at some places
4	Leakages inside the property	Not Found
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Normal
<b>D Common Observation</b>		
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	<ul style="list-style-type: none"> <li>i. As per site inspection, Residential Flat Nos. 6 &amp; 7 is internally amalgamated with Single entrance.</li> <li>ii. The flat under valuation is averagely maintained. At some places plaster is pulled out.</li> <li>iii. No Structural Audit Report is furnished for the perusal</li> </ul>
<b>E Conclusion</b>		
<p>The captioned building is having Ground + 3 Upper Floors which are constructed in year 1997 (As per Occupancy Certificate). Estimated future life under present circumstances is about 34 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 24.06.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>Our Observations about the structure are given above.</p> <p>The above assessment is based on visual inspection only.</p>		

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13



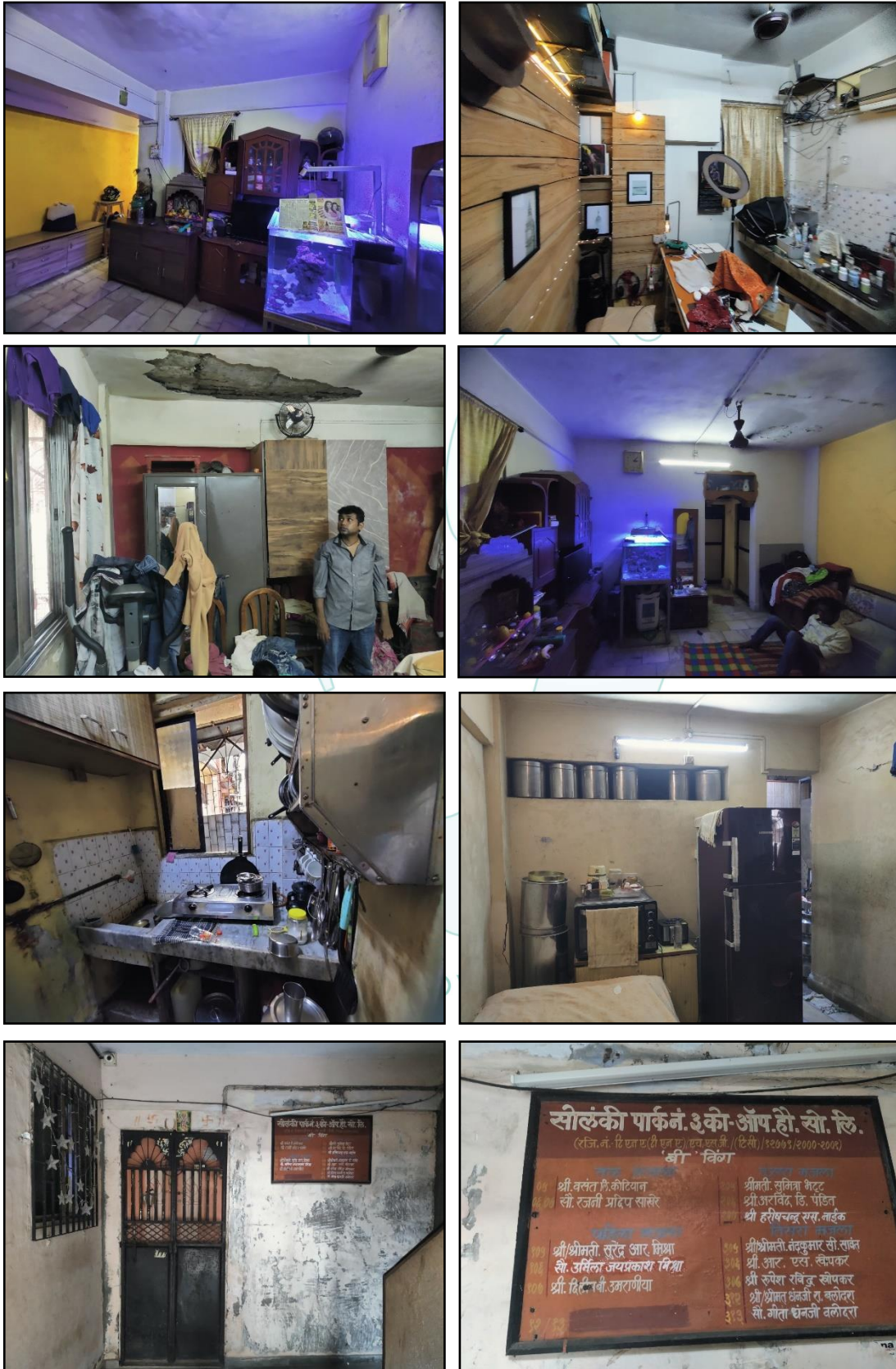
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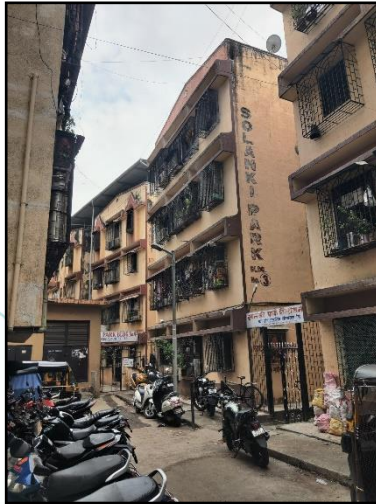


## Actual site photographs





## Actual site photographs



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