Vastu/Mumbai/07/2023/2825/2301831  
29/11-456-SBSH  
 Date: 29.07.2023

**Structural Stability Report**

Structural Observation Report of Residential Flat No. B-53, 3rd Floor, Building ‘B’, **"Vardhman Nagar Co-op. Hsg. Soc. Ltd.",** Narsing Lane, S. V. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India.

**Name of Proposed Purchaser:** Mr. Ramji Gopal Patel & Mrs. Lilaben Ramji Patel

**Name of Owner:** Mr. Paras Ramesh Joshi

This is to certify that on visual inspection, it appears that the structure of the Building ‘B’ at **"Vardhman Nagar 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 10 years.

**General Information**:

|  |  |  |
| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **"Vardhman Nagar Co-op. Hsg. Soc. Ltd."** |
| 2 | Property Address | Residential Flat No. B-53, 3rd Floor, Building ‘B’, **"Vardhman Nagar Co-op. Hsg. Soc. Ltd.",** Narsing Lane, S. V. Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 4 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open Car Parking |
| 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 | 1973 (As per occupancy certificate) |
| 11 | Present age of building | 50 years |
| 12 | Residual age of the building | 10 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 4 Flats on 3rd Floor |
| 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 |
| 5 | Filling cracks on the external walls | Not found |
| 6 | Cracks on columns & beams | Found |
| 7 | Vegetation | 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 in normal condition |
| **C** | **Internal Observation of the common areas of the building and captioned premises** | |
| 1 | Beams (Cracks & Leakages) | Good Condition |
| 2 | Columns (Cracks & Leakages) | Good Condition |
| 3 | Ceiling (Cracks & Leakages) | Good Condition |
| 4 | Leakages inside the property | Not found |
| 5 | Painting inside the property | Normal |
| 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 | No Structural Audit Report is furnished for the perusal |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned building is having Ground + 4 Upper Floors which are constructed in year 1973 as per occupancy certificate. Estimated future life under present circumstances is about 10 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 28.07.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & good structural repairs.  Our Observations about the structure are given above.  The above assessment is based on visual inspection only. | |

## Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Emp. No. H.O./Credit/67/2019-20

**Actual Site Photographs**

