Vastu/Mumbai/08/2023/2604/2301594
17/09-219-SBSK
 Date: 10.08.2023

**Structural Stability Report**

Structural Observation Report of Commercial Shop No. 13, Ground Floor, **"Ostwal Shopping Centre Co-op. Hsg. Soc. Ltd."**, Jesal Park, Opp. Railway Station, Village Khari, Bhayandar (East), Thane – 401 105, State – Maharashtra, Country – India.

Name of Owner: **Shri. Ajay Kharpatiram Chaurasia.**

This is to certify that on visual inspection, it appears that the structure of the at **"Ostwal Shopping Centre 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 29 years.

**General Information**:

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| **A.** | **Introduction** |
| 1 | Name of Building | **"Ostwal Shopping Centre Co-op. Hsg. Soc. Ltd."** |
| 2 | Property Address | Commercial Shop No. 13, Ground Floor, **"Ostwal Shopping Centre Co-op. Hsg. Soc. Ltd."**, Jesal Park, Opp. Railway Station, Village Khari, Bhayandar (East), Thane – 401 105, State – Maharashtra, Country – India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 7 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 | 1992 (As per site information) |
| 11 | Present age of building | 31 years |
| 12 | Residual age of the building | 29 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 36 Shops on Ground Floor |
| 14 | Methodology adopted | As per visual site inspection  |

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| **B.** | **External Observation of the Building** |
| 1 | Plaster | Normal Condition |
| 2 | Chajjas | Normal Condition |
| 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 | 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) | Normal Condition  |
| 2 | Columns (Cracks & Leakages) | Normal Condition  |
| 3 | Ceiling (Cracks & Leakages) | Normal Condition  |
| 4 | Leakages inside the property | Not found |
| 5 | Painting inside the property | Normal |
| 6 | Maintenance of staircase & cracks | Normal |

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| --- | --- |
| **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 + 7 Upper Floors which are constructed in year 1992 (As per site information). Estimated future life under present circumstances is about 29 years subject to proper, preventive periodic maintenance & structural repairs.The inspection dated 04.08.2023 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

JSB Emp. No. 36/LOAN H.O./2016-17/232

**Actual Site Photographs**



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