

## Structural Stability Report

Structural Observation Report of Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing - B, "Swapna Mahal Co - Op. Hsg. Soc. Ltd.", 90 Feet Wide Road, Off. Rajeshwar Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.

**Name of Owners: Mr. Martin Pathinathan & Mrs. Mariyajaya Sangeetha Martin.**

This is to certify that on visual inspection, it appears that the structure of the "Swapna Mahal Co-Op. Hsg. Soc. Ltd." is in good condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 25 years.

### General Information:

A.	Introduction	
1	Name of Building	"Swapna Mahal Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 302, 3 <sup>rd</sup> Floor, Wing - B, "Swapna Mahal Co - Op. Hsg. Soc. Ltd.", 90 Feet Wide Road, Off. Rajeshwar Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt 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	1988 (As per occupancy certificate)
11	Present age of building	35 Years
12	Residual age of the building	25 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 <sup>rd</sup> Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection



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<b>B. External Observation of the Building</b>		
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 good condition
<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)	Not found
3	Ceiling (Cracks & Leakages)	Not found
4	Leakages inside the property	Not found
5	Painting inside the property	Good
6	Maintenance of staircase & cracks	Good

<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	No Structural Audit Report is furnished for the perusal

<b>E Conclusion</b>	
<p>The captioned building is having Stilt + 7 Upper Floors which are constructed in year 1988 as per Occupancy Certificate. Estimated future life under present circumstances is about 25 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 14.08.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in good condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; normal 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.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

## Actual Site Photographs





## Actual Site Photographs8



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