

## Structural Stability Report

Structural Observation Report of Residential Flat No. 401, 4<sup>th</sup> Floor, "Elite Apartments Co-op. Hsg. Soc. Ltd.", Plot No. 106, Sector 14, Village - Koparkhairane, Taluka – Thane, District – Thane, Navi Mumbai, PIN – 400 709, State – Maharashtra, India.

Name of Owner: **Mr. Arunava Khan**

This is to certify that on visual inspection, it appears that the structure of the at "Elite Apartments Co-op. Hsg. Soc. Ltd.", is in good condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 44 years.

### General Information:

A.	Introduction	
1	Name of Building	"Elite Apartments Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 401, 4 <sup>th</sup> Floor, "Elite Apartments Co-op. Hsg. Soc. Ltd.", Plot No. 106, Sector 14, Village - Koparkhairane, Taluka – Thane, District – Thane, Navi Mumbai, PIN – 400 709, State – Maharashtra, India.
3	Type of Building	Residential used
4	No. of Floors	Stilt + 12 Upper Floors
5	Whether stilt / podium / open parking provided	Along with Open Car Parking Space No. 20
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	2007 (As per occupancy certificate)
11	Present age of building	16 years
12	Residual age of the building	44 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	2 Flats on 4 <sup>th</sup> Floor
14	Methodology adopted	As per visual site inspection



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

### Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

<b>B.</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	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</b>	<b>Internal Observation of the common areas of the building and captioned premises</b>	
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
<b>D</b>	<b>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</b>	<b>Conclusion</b>	
<p>The captioned building is having Stilt + 12 Upper Floors which are constructed in year 2007 as per occupancy certificate. Estimated future life under present circumstances is about 44 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 01.08.2023 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; Good 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. (N) CCIT/1-14/52/2008-09

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



Vastukala Consultants (I) Pvt. Ltd.

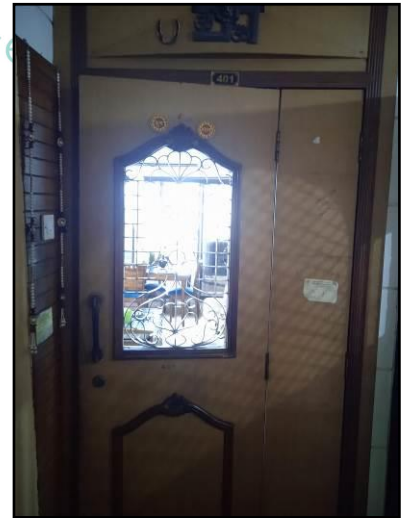
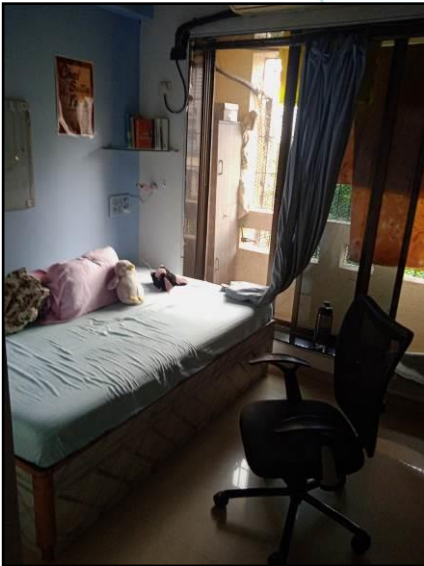
An ISO 9001:2015 Certified Company

www.vastukala.org





## Actual Site Photographs





## Actual Site Photographs



Think.Innovate.Create