Vastu/Mumbai/09/2023/3506/2302351  
31/26-497-PRSH  
 Date: 04.09.2023

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 204, 2nd Floor, Wing - A, Building No. EC-11, Florence, **"Fairfield Co-Op. Hsg. Soc. Ltd.",** Evershine City, Gokhivare, Village – Manikpur, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India.

Name of Owner: **Mrs. Geetha Unni Krishnan Nair**

This is to certify that on visual inspection, it appears that the structure of the Wing – A at **"Fairfield 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 30 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **" Fairfield Co-Op. Hsg. Soc. Ltd."** |
| 2 | Property Address | Residential Flat No. 204, 2nd Floor, Wing - A, Building No. EC-11, Florence, **"Fairfield Co-Op. Hsg. Soc. Ltd.",** Evershine City, Gokhivare, Village – Manikpur, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 3 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 | 1993 (As per Occupancy Certificate) |
| 11 | Present age of building | 30 years |
| 12 | Residual age of the building | 30 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 4 Flats on 2nd 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 | Good |
| 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 | 1. No Structural Audit Report is furnished for the perusal. 2. As per site inspection, Residential Flat Nos. 203 & 204 is internally amalgamated with Single entrance. For the purpose of valuation, we have considered Area of Flat No. 204 as per Agreement for Sale. The said valuation is only for Flat No. 204. |

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| **E** | **Conclusion** |
| The captioned building is having Ground + 3 Upper Floors which are constructed in year 1993 as per Occupancy certificate. Estimated future life under present circumstances is about 30 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 26.07.2023 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

Actual site photographs







Actual site photographs





