

Structural Stability Report

Structural Observation Report of Residential Flat No. 401, 4th Floor, Building No B-7, "**Brahmand Phase – III Co-op. Hsg. Soc. Ltd.**", Azad Nagar, Off. Ghodbunder Road, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, Country - India.

Name of Owners: **Mr. Jogimon Antony & Mrs. Lissy Jogi.**

This is to certify that on visual inspection, it appears that the structure of the "**Brahmand Phase – III Co-op. Hsg. Soc. Ltd.**" is in normal condition and the future life can be reasonably takes under in Normal condition and with proper periodic repairs & maintenance is about 34 years.

General Information:

A.	Introduction	
1	Name of Building	" Brahmand Phase – III Co-op. Hsg. Soc. Ltd. "
2	Property Address	Residential Flat No. 401, 4 th Floor, Building No B-7, " Brahmand Phase – III Co-op. Hsg. Soc. Ltd. ", Azad Nagar, Off. Ghodbunder Road, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.
3	Type of Building	Residential
4	No. of Floors	Ground + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	1997 (As per Occupancy Certificate)
11	Present age of building	26 Years
12	Residual age of the building	34 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 th Floor is having 4 Flats
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. 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	Found
6	Cracks on columns & beams	Not 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	Not found
10	Any other observation about the condition of external side of the building	The external condition of the building is normal.
C Internal Observation of the common areas of the building and captioned premises		
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	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	
<p>The captioned building is having Ground + 7 Upper Floors which are constructed in year 1997 as per Occupancy Certificate. Estimated future life under present circumstances is about 34 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 26.08.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in good condition & will stand future life subject to proper, preventive periodic maintenance & 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

SBI Empanelment No.: SME/TCC/2021-22/86/3

Actual Site Photographs

