Vastu/Mumbai/01/2023/29078/44952

21/02-258-NI

Date: 21.01.2023

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 204, 2nd Floor, Wing – C, Building No. 3, **"Chandivali Shraddha Co-op. Hsg. Soc. Ltd."**, MHADA Colony, Chandivali, Powai, Mumbai – 400 072, State – Maharashtra, Country – India.

**Name of Owner**: **Mr. Pravin Prabhakar Pawar & Ku. Reshma Sahebrao Nanavare Nee Mrs. Reshma Pravin Pawar.**

This is to certify that on visual inspection, it appears that the structure of the building **"Chandivali Shraddha Co-op. Hsg. Soc. Ltd."** is in normal condition and the future life can be reasonably takes under normal working condition and with proper periodic repairs & maintenance is about 32 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **"Chandivali Shraddha Co-op. Hsg. Soc. Ltd."** |
| 2 | Property Address | Residential Flat No. 204, 2nd Floor, Wing – C, Building No. 3, **"Chandivali Shraddha Co-op. Hsg. Soc. Ltd."**, MHADA Colony, Chandivali, Powai, Mumbai – 400 072, State – Maharashtra, Country – India |
| 3 | Type of Building | Residential use |
| 4 | No. of Floors | Ground + 7 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open Car Parking Space |
| 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 side plastered |
| 9 | Type of Compound | Brick Masonry Walls |
| 10 | Year of Construction | 1995 (As per Documents) |
| 11 | Present age of building | 28 Years |
| 12 | Residual age of the building | 32 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 4 Flats |
| 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 is Normal |
| **C** | **Internal Observation of the common areas of the building and captioned premises** | |
| 1 | Beams (Cracks & Leakages) | Normal Condition |
| 2 | Columns (Cracks & Leakages) | Long Crack found on one side |
| 3 | Ceiling (Cracks & Leakages) | Normal Condition |
| 4 | Leakages inside the property | Dampness Found |
| 5 | Painting inside the property | Normal. Ceiling needs painting in one room |
| 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 |

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| **E** | **Conclusion** |
| The captioned building is having Ground + 7 upper ﬂoors which is constructed in year 1995 (As per Documents). Estimated future life under present circumstances is about 32 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 19.01.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained normally and will stand future life subject to proper, preventive periodic maintenance & structural repairs. The internal crack in one column/wall needs immediate structural repairs.  Our Observations about the structure are given as 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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

**Actual Site Photographs**

