Vastu/Mumbai/10/2023/4465/2303056  
17/27-253-VS  
 Date: 11.10.2023

**Structural Stability Report**

Structural Observation Report of Residential Row House No. 78, **“Hill Garden Rows Co-op. Hsg. Soc. Ltd.”,** S. No. 53, New Gut No. 58/1, 58/2 Village – Chitalsar Manpada, Taluka & District – Thane - 400 607, State - Maharashtra, Country - India.

Name of Proposed Purchasers: **CDR. Abhishek Kankan & Mrs. Mamta Kankan**

Name of Owners: **COL(RETD.) Chhattar Pall Singh Waraich & Mrs. Pritpal Kaur Waraich**

This is to certify that on visual inspection, it appears that the structure of the at **“Hill Garden Rows Co-op. Hsg. Soc. Ltd.”**, is in Good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 29 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **“Hill Garden Rows Co-op. Hsg. Soc. Ltd.”** |
| 2 | Property Address | Residential Row House No. 78, **“Hill Garden Rows Co-op. Hsg. Soc. Ltd.”,** S. No. 53, New Gut No. 58/1, 58/2 Village – Chitalsar Manpada, Taluka & District – Thane - 400 607, State - Maharashtra, Country - India |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 2 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 | 1992 (As per Occupancy Certificate) |
| 11 | Present age of building | 31 years |
| 12 | Residual age of the building | 29 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | Independent row house |
| 14 | Methodology adopted | As per visual site inspection |

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| **B.** | **External Observation of the Building** | |
| 1 | Plaster | Dampness-leakages & cracks not found |
| 2 | Chajjas | Not found |
| 3 | Plumbing | Dampness-leakages & cracks not found |
| 4 | Cracks on the external walls | Found at few locations. |
| 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 | Structural Stability Report from licensed structural engineers not provided for our verification. |
| **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) | Good 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 | No Structural Audit Report is furnished for the perusal. |

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| **E** | **Conclusion** |
| The captioned building is having Ground + 2 Upper Floors which are constructed in year 1992 (As per Occupancy Certificate). Estimated future life under present circumstances is about 29 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 03.10.2023 reveals minor structural damage or deterioration to the building. The building is well as the property is maintained in Good 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. Separate structural audit from licensed structural engineers is advised to assess exact balance life of structure. | |

## Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

**Actual site Photographs**







**Actual site Photographs**

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