

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:

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

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 + 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.</p> <p>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.</p> <p>Our Observations about the structure are given above.</p> <p>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.</p>	

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

Director

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

Digitally signed by Sharadkumar B. Chalikwar
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Auth. Sign.



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Actual site Photographs



