

## Structural Stability Report

Structural Observation Report of Residential Flat No. 6, 1<sup>st</sup> Floor, Wing 'A' "Reshma Co-op. Hsg. Soc. Ltd.", Plot No. 26, Sector – 9A, Village – Vashi, Navi Mumbai, Taluka & District Thane, PIN – 400 703, State – Maharashtra, Country – India.

**Name of Owner:** Sharad Jagannath Pawar & Pallavi Sharad Pawar

This is to certify that on visual inspection, it appears that the structure of the at "Reshma 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 23 years.

### General Information:

| A. | Introduction                                   |   |
|----|--|---|
| 1  | Name of Building                               | "Reshma Co-op. Hsg. Soc. Ltd."  |
| 2  | Property Address                               | Residential Flat No. 6, 1 <sup>st</sup> Floor, Wing 'A' "Reshma Co-op. Hsg. Soc. Ltd.", Plot No. 26, Sector – 9A, Village – Vashi, Navi Mumbai, Taluka & District Thane, PIN – 400 703, State – Maharashtra, Country – India. |
| 3  | Type of Building                               | Residential   |
| 4  | No. of Floors                                  | Ground + 3 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 sides plastered   |
| 9  | Type of Compound                               | Brick Masonry Walls   |
| 10 | Year of Construction                           | 1986 (As per Occupancy Certificate)   |
| 11 | Present age of building                        | 37 years  |
| 12 | Residual age of the building                   | 23 years Subject to proper, preventive periodic maintenance & structural repairs.   |
| 13 | No. of flats (Per Floor)                       | 1 <sup>st</sup> Floor is having 4 Flats   |
| 14 | Methodology adopted                            | As per visual site inspection   |

| 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        |



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**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

|          |  |  |
|----------|--|--|
| 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             | <ol style="list-style-type: none"> <li>1. At the time of site inspection, external condition of the building is normal, dampness-leakages &amp; cracks are not found.</li> <li>2. Structural Stability Report from licensed structural engineers not provided for our verification.</li> </ol> |
| <b>C</b> | <b>Internal Observation of the common areas of the building and captioned premises</b> |  |
| 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   | Normal   |
| 6        | Maintenance of staircase & cracks  | Normal   |

|          |   |  |
|----------|---|--|
| <b>D</b> | <b>Common Observation</b>   |  |
| 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.   |

|   |                   |
|---|-------------------|
| <b>E</b>  | <b>Conclusion</b> |
| <p>The captioned building is having Ground + 3 Upper Floors which are constructed in year 1986 (as per occupancy certificate). Estimated future life under present circumstances is about 23 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 18.10.2023 reveals no structural damage or deterioration to the building. The building is well as the property is maintained in Normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.10.21 11:57:06 +05'30'



Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOB Empanelment No.: ZO:MZ:ADV:46:941



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## Actual Site Photographs



## Actual Site Photographs



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