Vastu/Mumbai/10/2023/4642/2303191

26/03-388-PANI

Date: 26.10.2023

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 1804, 18th Floor, Building No 1, Wing - B, **"Augustus", Raheja Acropolis - II Adonis Augustus Co-Op. Hsg. Soc. Ltd."**, Plot No. 'A', Deonar Pada Road, Off. V. N. Purav Marg, Near Telecom Factory, Village - Deonar, Taluka - Kurla, District - Mumbai Suburban, PIN Code – 400 088, State - Maharashtra, India.

Name of Owner: **Mr. Rahul Ghatak & Mrs. Disha Nawani.**

This is to certify that on visual inspection, it appears that the structure of the at **"Augustus", Raheja Acropolis - II Adonis Augustus Co-Op. Hsg. Soc. Ltd."** is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 45 years.

**General Information**:

|  |  |
| --- | --- |
| **A.** | **Introduction** |
| 1 | Name of Building | **"Augustus", Raheja Acropolis - II Adonis Augustus Co-Op. Hsg. Soc. Ltd.** |
| 2 | Property Address | Residential Flat No. 1804, 18th Floor, Building No 1, Wing - B, **""Augustus", Raheja Acropolis - II Adonis Augustus Co-Op. Hsg. Soc. Ltd."**, Plot No. 'A', Deonar Pada Road, Off. V. N. Purav Marg, Near Telecom Factory, Village - Deonar, Taluka - Kurla, District - Mumbai Suburban, PIN Code – 400 088, State - Maharashtra, India |
| 3 | Type of Building | Residential  |
| 4 | No. of Floors | 1 Basement + Stilt + 1 Amenity Floor + 19 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Along with One Car Parking Space No. L - 19 in the compound of the building (Open to Sky) |
| 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 | 2008 (As per occupancy certificate) |
| 11 | Present age of building | 15 years |
| 12 | Residual age of the building | 45 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 18th Floor is having 6 Flats |
| 14 | Methodology adopted | As per visual site inspection  |

|  |  |
| --- | --- |
| **B.** | **External Observation of the Building** |
| 1 | Plaster | Good Condition |
| 2 | Chajjas | Good Condition |
| 3 | Plumbing | Good 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 of the building is in Good condition |
| **C** | **Internal Observation of the common areas of the building and captioned premises** |
| 1 | Beams (Cracks & Leakages) | Good Condition |
| 2 | Columns (Cracks & Leakages) | Good Condition |
| 3 | Ceiling (Cracks & Leakages) | Good Condition |
| 4 | Leakages inside the property | Not Found |
| 5 | Painting inside the property | Good |
| 6 | Maintenance of staircase & cracks | Good |

|  |  |
| --- | --- |
| **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** |
| The captioned building is having 1 Basement + Stilt + 1 Amenity Floor + 19 Upper Floors which are constructed in year 2008 (As per occupancy certificate). Estimated future life under present circumstances is about 45 years subject to proper, preventive periodic maintenance & structural repairs.The inspection dated 11.10.2023 reveals no structural damage or deterioration to the building. The building is well as the property is maintained in normal 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

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

**Actual Site Photographs**





