

## Structural Stability Report

Structural Observation Report of Residential Flat No. 1804, 18<sup>th</sup> 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)	18 <sup>th</sup> Floor is having 6 Flats
14	Methodology adopted	As per visual site inspection



### Our Pan India Presence at :

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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	
<p>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 &amp; structural repairs.</p> <p>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 &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

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

Digitally signed by Sharadkumar B. Chalikwar  
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## Actual Site Photographs

