

Structural Stability Report

Structural Observation Report of Residential Flat No. 602, 6th Floor, Wing - C, "Emgee Greens Co-op. Hsg. Soc. Ltd.", Near Dosti Estate, Indian Steel Complex, MTV Road, Village - Matunga Division, Municipality Ward No. F/North, District - Mumbai, Wadala (East), PIN - 400 037, State - Maharashtra, India.

Name of Proposed Purchasers: **Ms. Vijayalaxmi Naidu**

Name of Owner: **Mr. Balakrishnan Thyagarajan & Mrs. Kavitha Menon**

This is to certify that on visual inspection, it appears that the structure of the Wing – C at "Emgee Greens 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 43 years.

General Information:

A.	Introduction	
1	Name of Building	"Emgee Greens Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 602, 6 th Floor, Wing - C, "Emgee Greens Co-op. Hsg. Soc. Ltd.", Near Dosti Estate, Indian Steel Complex, MTV Road, Village - Matunga Division, Municipality Ward No. F/North, District - Mumbai, Wadala (East), PIN - 400 037, State - Maharashtra, India.
3	Type of Building	Residential used
4	No. of Floors	Stilt + 10 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt / Open Car 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	2006 (As per part occupancy certificate)
11	Present age of building	17 years
12	Residual age of the building	43 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 6 th Floor
14	Methodology adopted	As per visual site inspection



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B. External Observation of the Building		
1	Plaster	Normal Condition
2	Chajias	Good 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	Found
8	Leakages of water in the drainage pipes or water pipes	Not found
9	Dampness external in the wall due to leakages	Found
10	Any other observation about the condition of external side of the building	The external condition of the building is in normal 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 Stilt + 10 Upper Floors which are constructed in year 2006 as per part occupancy certificate. Estimated future life under present circumstances is about 43 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 26.10.2023 reveals minor 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.</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

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Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



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Actual Site Photographs

