

Structural Stability Report

Structural Observation Report of Residential Flat No. 1, Ground Floor, Building No D-21, "New Omkar Co-op. Hsg. Soc. Ltd.", Nerul, Sewood, Sector 48, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code – 400 706, State - Maharashtra, India.

Name of Owners: Miss. Shruti Sharad Jagtap, Mrs. Aasaveri Sharad Jagtap & Mr. Sharad Murlidhar Jagtap.

This is to certify that on visual inspection, it appears that the structure of the "New Omkar Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably takes under in good condition and with proper periodic repairs & maintenance is about 39 years.

General Information:

A.	Introduction	
1	Name of Building	" New Omkar Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 1, Ground Floor, Building No D-21, "New Omkar Co-op. Hsg. Soc. Ltd.", Nerul, Sewood, Sector 48, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code – 400 706, State - Maharashtra, India.
3	Type of Building	Residential
4	No. of Floors	Ground + 3 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	2002 (As per Agreement)
11	Present age of building	21 Years
12	Residual age of the building	39 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	Ground Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection



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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	Found
10	Any other observation about the condition of external side of the building	The external condition of the building is normal.
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)	Not found
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 Ground + 3 Upper Floors which are constructed in year 2002 as per Agreement. Estimated future life under present circumstances is about 39 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 15.09.2023 reveals no structural damage or deterioration to the building. The building as 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.</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

Digitally signed by Sharadkumar B. Chalikwar
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ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.30 17:21:53 +05'30'

Avinash

Auth. Sign.



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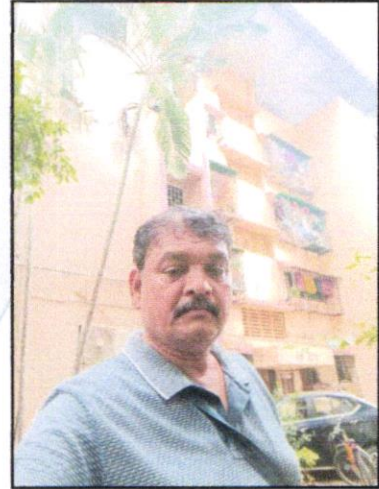
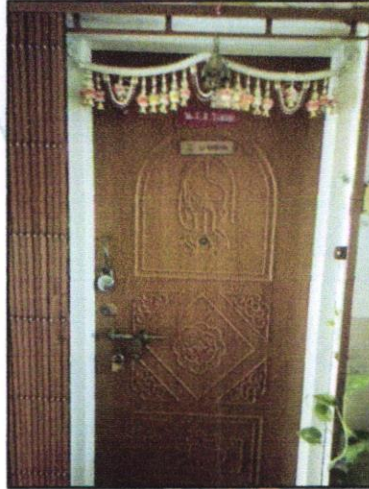
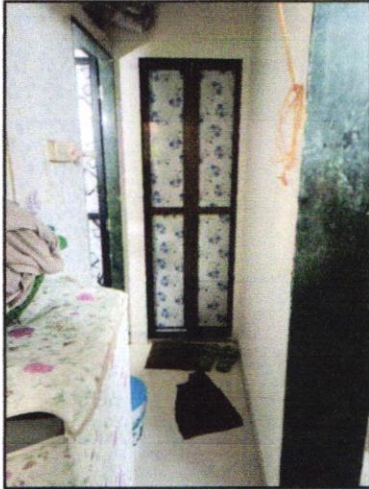
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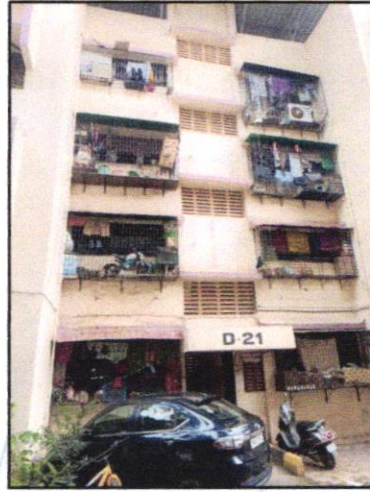
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