

Structural Stability Report

Structural Observation Report of Residential Flat No. 202, 2nd Floor, Building No. L-6, Wing - B, "Pratiksha Nagar Sindhudurg Co-op. Hsg. Soc. Ltd.", New MHADA Colony, Pratiksha Nagar, Municipality Ward No. F/North, District - Mumbai Suburban, Sion (East), Mumbai, PIN - 400 022, State - Maharashtra, India.

Name of Owner: Mrs. Shashikala Khashaba Thorat & Mr. Sanket Ramdas Ambre.

This is to certify that on visual inspection, it appears that the structure of the Building No. L-6, Wing - B at "Pratiksha Nagar Sindhudurg 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 42 years.

General Information:

A.	Introduction	
1	Name of Building	"Pratiksha Nagar Sindhudurg Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 202, 2 nd Floor, Building No. L-6, Wing - B, "Pratiksha Nagar Sindhudurg Co-op. Hsg. Soc. Ltd.", New MHADA Colony, Pratiksha Nagar, Municipality Ward No. F/North, District - Mumbai Suburban, Sion (East), Mumbai, PIN - 400 022, State - Maharashtra, India.
3	Type of Building	Residential
4	No. of Floors	Ground + 7 Upper Floors
5	Whether stilt / podium / open parking provided	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	2005 (As per agreement)
11	Present age of building	18 years
12	Residual age of the building	42 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 2 nd Floor
14	Methodology adopted	As per visual site inspection



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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
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 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 Ground + 7 Upper Floors which are constructed in year 2005 as per agreement. Estimated future life under present circumstances is about 42 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 02.11.2023 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.</p>	

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
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Date: 2023.11.07 17:21:25 +05'30'

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

