Vastu/Mumbai/11/2023/5065/2303374  
04/13-70-SBNI  
 Date: 29.11.2023

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 201, 2nd Floor, Building No. 1A, **"Next Complex"**, Raheja Nest Co-op. Hsg. Soc. Ltd., Near Lake Home, Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L, Taluka - Kurla, District – Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 072, State - Maharashtra, India.

Name of Owner: **Mr. C. V. N. Sobhan Babu & Mrs. C. Sarala Devi**

Name of Proposed Purchaser: **Mr. Piyush Rana, Mrs. Purnima Jyoti & Mr. Gyan Jyoti**

This is to certify that on visual inspection, it appears that the structure of the Building No. 1A at **"Next Complex"**, Raheja Nest Co-op. Hsg. Soc. Ltd., is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 40 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **"Next Complex"**, Raheja Nest Co-op. Hsg. Soc. Ltd. |
| 2 | Property Address | Residential Flat No. 201, 2nd Floor, Building No. 1A, **"Next Complex"**, Raheja Nest Co-op. Hsg. Soc. Ltd., Near Lake Home, Chandivali Farm Road, Village - Chandivali, Municipality Ward No. L, Taluka - Kurla, District – Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 072, State - Maharashtra, India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Stilt + 7 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Along with One Stilt Car Parking Space |
| 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 | 2003 (As per occupancy certificate) |
| 11 | Present age of building | 20 years |
| 12 | Residual age of the building | 40 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 4 Flats on 2nd Floor |
| 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 | 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 |

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| --- | --- | --- |
| **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. |

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| **E** | **Conclusion** |
| The captioned building is having Stilt + 7 Upper Floors which are constructed in year 2003 as per occupancy certificate. Estimated future life under present circumstances is about 40 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 17.11.2023 reveals minor structural damage or deterioration to the building. The building is well as the property is maintained in good 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

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

**Actual Site Photographs**







