

Structural Stability Report

Structural Observation Report of Residential Flat No. 101, 1st Floor, "Shri Ram Apartment", "Jai Shree Ram Co-op. Hsg. Soc. Ltd.", Plot No. 34 & 35, Narayan Nagar Road, Village - Titwala, Titwala (East), Taluka - Kalyan, District - Thane, PIN - 421 605, State - Maharashtra, Country - India.

Name of Owner: **Mr. Dinesh Lakhani Sharma & Mrs. Murti Dinesh Sharma**

This is to certify that on visual inspection, it appears that the structure of the at "Jai Shree Ram 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 44 years.

General Information:

A.	Introduction	
1	Name of Building	"Shri Ram Apartment"
2	Property Address	Residential Flat No. 101, 1 st Floor, "Shri Ram Apartment", "Jai Shree Ram Co-op. Hsg. Soc. Ltd.", Plot No. 34 & 35, Narayan Nagar Road, Village - Titwala, Titwala (East), Taluka - Kalyan, District - Thane, PIN - 421 605, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 3 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	2007 (As per Building Completion Certificate)
11	Present age of building	16 Years
12	Residual age of the building	44 Years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	1 st Floor is having 5 Flats
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal Condition
4	Cracks on the external walls	Found
5	Filling cracks on the external walls	Not found



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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	1. At the time of site inspection, external condition of the building is normal. 2. Structural Stability Report from licensed structural engineers not provided for our verification.
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	Normal
6	Maintenance of staircase & cracks	Normal

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 2007 (as per Building Completion Certificate). Estimated future life under present circumstances is about 44 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 17.11.2023 reveals no 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
Chalikwar**
Director

Digitally signed by Sharadkumar 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

