

Structural Stability Report

Structural Observation Report of Residential Flat No. 13, 3rd Floor, Building No C-5, "**Rajgad Co-Op. Hsg. Soc. Ltd.**", Plot No. 48-A, Village - Nerul, Seawood (West), Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 706, State - Maharashtra, Country - India.

Name of Owner: **Mr. Aditya Sanjeev Dhondwad,**
Mr. Ajinkya Sanjeev Dhondwad &
Mrs. Vandana Sanjeev Dhondwad

This is to certify that on visual inspection, it appears that the structure of the at "**Rajgad Co-Op. Hsg. Soc. Ltd** ", is in normal condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 36 years.




General Information:

A.	Introduction	
1	Name of Building	" Rajgad Co-Op. Hsg. Soc. Ltd "
2	Property Address	Residential Flat No. 13, 3 rd Floor, Building No C-5, " Rajgad Co-Op. Hsg. Soc. Ltd. ", Plot No. 48-A, Village - Nerul, Seawood (West), Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 706, State - Maharashtra, Country - India
3	Type of Building	Residential used
4	No. of Floors	Ground + 3 rd 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	1999 (As per Possession Receipt)
11	Present age of building	24 years
12	Residual age of the building	36 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 3 rd 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	Found at some places
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	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	Good
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. Cracks found in beam and column at some locations.

E Conclusion	
<p>The captioned building is having Ground + 3rd Upper Floors which are constructed in year 1999 (As per Possession Receipt). Estimated future life under present circumstances is about 36 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 18.11.2023 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. Separate structural audit from licensed structural engineers is advised to assess exact balance life of structure.</p>	

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

Digitally signed by Sharadkumar B. Chalikwar

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B. Chalikwar

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOB Empanelment No.: ZO:MZ:ADV:46:941



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Actual Site Photographs

