CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Structural Stability Report Prepared For: SBI / RACPC- Chinchpokli / Mr. Sajeev P. Rajan (5723/23034041)

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Vastu/Mumbai/12/2023/5723/23034041 19/03-270-PANI Date: 19.12.2023

Structural Stability Report

Structural Observation Report of Residential Flat No. 304, 3rd Floor, Wing - A, **"KT Harmony Co-op. Hsg. Soc. Ltd."**, K T Vihar, Om Nagar, Village - Diwanman, Vasai (West), Taluka - Vasai, District - Palghar, PIN Code - 401 202, State - Maharashtra, India.

Name of Owner: Mr. Sajeev P. Rajan & Mrs. Selin Sajeev.

This is to certify that on visual inspection, it appears that the structure of the at "KT Harmony 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 35 years.

General Information:

| A. | | Introduction |
|----|---------------------------------------|--|
| 1 | Name of Building | KT Harmony Co-op. Hsg. Soc. Ltd. |
| 2 | Property Address | Residential Flat No. 304, 3rd Floor, Wing - A, "KT Harmony Co-op. Hsg. Soc. Ltd.", K T Vihar, Om Nagar, Village - Diwanman, Vasai (West), Taluka - Vasai, District - Palghar, PIN Code - 401 202, State - Maharashtra, India |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 3 Upper Floors |
| 5 | Whether stilt / podium / open parking | Open Car Parking |
| | provided | \ |
| 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 | 1998 (As Per Part Occupancy Certificate) |
| 11 | Present age of building | 25 Years |
| 12 | Residual age of the building | 35 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 3rd Floor is having 4 Flats |
| 14 | Methodology adopted | As per visual site inspection |







| B. | External O | bservation 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 |
| С | Internal Observation of the common areas of the building and captioned premises | |
| 1 | Beams (Cracks & Leakages) | Normal Condition |
| 2 | Columns (Cracks & Leakages) | Normal Condition |
| 3 | Ceiling (Cracks & Leakages) | Normal Condition |
| 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 | As per bye Laws No. 77 of Co-Op. Societies bye Laws |
| | Laws No. 77 of the Model Bye Laws | under the Act the society shall conduct a Structural Audit |
| | (Co-Operative Societies Act / Rules) | of the building of the society as follows |
| 2 | Remark | No Structural Audit Report is furnished for the perusal |

Conclusion

The captioned building is having Ground + 3 Upper Floors which are constructed in year 1998 (As Per Part Occupancy Certificate). Estimated future life under present circumstances is about 35 years' subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 24.11.2023 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. Our Observations about the structure are given above.

The above assessment is based on visual inspection only

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO **CHALIKWAR**

Director

Auth, Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

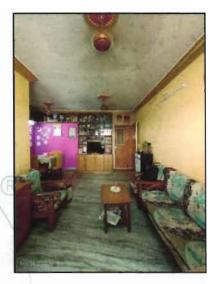




Actual Site Photographs







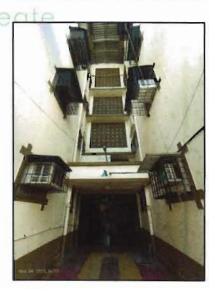












Actual Site Photographs







Think.Innovate.Create

