

## 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 Sajejev.**

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	<b>KT Harmony Co-op. Hsg. Soc. Ltd.</b>
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 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	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



### Our Pan India Presence at :



<b>B.</b>	<b>External Observation of the Building</b>	
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
<b>C</b>	<b>Internal Observation of the common areas of the building and captioned premises</b>	
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

<b>D</b>	<b>Common Observation</b>	
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

<b>E</b>	<b>Conclusion</b>
	<p>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 &amp; structural repairs.</p> <p>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 &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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.**

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBB/RV/07/2018/10366

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india, 2.5.4.20=9822b64fad35d03ed059e26865f3490a3d34413  
515279b77a18b5652, postalCode=400066, st=Maharashtra,  
serialNumber=u54a56a28cc894bb2a55a8f6a3cfe61f316d3  
894e29229a3276a250c, cn=MANOJ BABURAO CHALIKWAR  
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**Vastukala Consultants (I) Pvt. Ltd.**

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## Actual Site Photographs



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