

Structural Stability Report

Structural Observation Report of Residential Flat No. 404, 4th Floor, "Rachana Shilp Co-Op. Hsg. Soc. Ltd.", Plot No. 227, Sector - 13, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India.

Name of Owner: **Mr. Dineshkumar R. Singhaniya.**

This is to certify that on visual inspection, it appears that the structure of the at "Rachana Shilp 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 43 years.

General Information:

A.	Introduction	
1	Name of Building	Rachana Shilp Co-Op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 404, 4th Floor, "Rachana Shilp Co-Op. Hsg. Soc. Ltd.", Plot No. 227, Sector - 13, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 6 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	2006 (As per occupancy certificate)
11	Present age of building	17 years
12	Residual age of the building	43 years Subject to proper, preventive periodic maintenance & structural repairs
13	No. of flats (Per Floor)	4th Floor is having 5 Flats
14	Methodology adopted	As per visual site inspection



Our Pan India Presence at :

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	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
C.	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 – 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 + 6 Upper Floors which are constructed in year 2006 (As per occupancy certificate). Estimated future life under present circumstances is about 43 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 07.12.2023 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.</p>

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
1.5.4.20=9827b6c4fad33d603e0cf39e26865913490cf3d334413331
15279b17a1380552, postalCode=400066, st=Maharashtra,
serialNumber=1135a5566ab0c0f95052a55a8f9c3eb31f313d2e39
4e28f2e29a32704258fc, email=MANOJ BABURAO CHALIKWAR
Date: 2023.12.20 10:52:30 +05'30'



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



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Actual Site Photographs

