

## Structural Stability Report

Structural Observation Report of Residential Flat No. 302, 3rd Floor, Building No L4, Wing - A, "Ashwath Co-op. Hsg. Soc. Ltd.", Pratiksha Nagar, Sion Koliwada Road, Village - Salt Pan Division, Municipality Ward No. F – North Ward, Sion (East), District - Mumbai District, Mumbai, PIN Code - 400 022, State - Maharashtra, India.

Name of Owner: **Shri. Vikas Ramesh Theek**

This is to certify that on visual inspection, it appears that the structure of the at "Ashwath 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	<b>Ashwath Co-op. Hsg. Soc. Ltd.</b>
2	Property Address	Residential Flat No. 302, 3rd Floor, Building No L4, Wing - A, "Ashwath Co-op. Hsg. Soc. Ltd.", Pratiksha Nagar, Sion Koliwada Road, Village - Salt Pan Division, Municipality Ward No. F – North Ward, Sion (East), District - Mumbai District, Mumbai, PIN Code - 400 022, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 7 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 Possession Letter)
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)	3rd Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection



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<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	Minor cracks were found at some places
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 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 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 Conclusion</b>	
<p>The captioned building is having Ground + 7 Upper Floors which are constructed in year 2006 (As per Possession Letter). Estimated future life under present circumstances is about 43 years' subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 23.12.2023 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.

Sharadkumar  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
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Date: 2023.12.29 13:36:27 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20



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## Actual Site Photographs

