

Structural Stability Report

Structural Observation Report of Residential Flat No. 10, 2nd Floor, "Mulund Vikramraj Co-Op. Hsg. Soc. Ltd.", Mithagar Road, Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN - 400 081, State - Maharashtra, Country - India.

Name of Owner: Mrs. Lorna Maxim Pereira & Mr. Maxim Salvador Pereira

Name of Proposed Purchaser: Mrs. Poonam Hemant Patil

This is to certify that on visual inspection, it appears that the structure of the at "Mulund Vikramraj 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 18 years.

General Information:

A.	Introduction	
1	Name of Building	" Mulund Vikramraj Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 10, 2 nd Floor, "Mulund Vikramraj CoOp. Hsg. Soc. Ltd.", Mithagar Road, Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN - 400 081, State - Maharashtra, Country - 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 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	1982 (As per Occupancy Certificate)
11	Present age of building	42 years
12	Residual age of the building	18 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	04 Flats on 2 nd Floor
14	Methodology adopted	As per visual site inspection



Our Pan India Presence at :



B. External Observation of the Building		
1	Plaster	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good 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	i) 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 Condition
6	Maintenance of staircase & cracks	Good

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 + 3 Upper Floors which are constructed in year 1982 As per Occupancy Certificate. Estimated future life under present circumstances is about 18 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 04.01.2024 of building. The building is well as the property is maintained in good 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
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
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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

