

## Structural Stability Report

Structural Observation Report of Residential Flat No. 14 (Flat No. 104 As per site), 1<sup>st</sup> Floor, Type – D, Building No. D/7, "Satyam Shantinagar Co-Op. Hsg. Soc. Ltd.", Sector – 2, Shanti Nagar, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.

Name of Owner: **Mr. Laxmidas Gangji Bhanushali**

This is to certify that on visual inspection, it appears that the structure of the at "Satyam Shantinagar 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 24 years.

### General Information:

A.	Introduction	
1	Name of Building	"Satyam Shantinagar Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 14 (Flat No. 104 As per site), 1 <sup>st</sup> Floor, Type – D, Building No. D/7, "Satyam Shantinagar Co-Op. Hsg. Soc. Ltd.", Sector – 2, Shanti Nagar, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 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	1988 (As per Occupancy Certificate)
11	Present age of building	36 years
12	Residual age of the building	24 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 1 <sup>st</sup> Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Normal condition
2	Chajjas	Normal condition



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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	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)	Cracks found at many places
4	Leakages inside the property	Not found
5	Painting inside the property	Dampness found in the flat at few locations. Plaster is pilled out in the flat at many places.
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	1. No Structural Audit Report is furnished for the perusal. 2. Flat is in average condition.

### E Conclusion

The captioned building is having Ground + 4 Upper Floors which are constructed in year 1988 As per Occupancy Certificate. Estimated future life under present circumstances is about 24 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 07.01.2024 of building. The building is in normal condition and the property is maintained in average 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. Separate structural audit from licensed structural engineers is advised to assess exact balance life of structure.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
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Date: 2024.01.08 18:03:22 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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



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## Actual site photographs

