

Structural Stability Report

Structural Observation Report of Residential Flat No. 876, 7th Floor, Building No 8, "Kohinoor City Complex", Kohinoor City Co-Op. Hsg. Soc. Ltd., Kohinoor City Phase 1, Kiroi Road, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070, State - Maharashtra, Country - India.

Name of Owner: **Mr. Suraj Vijay Kulkarni & Mrs. Madhumita Suraj Manna Kulkarni**

This is to certify that on visual inspection, it appears that the structure of the at "Kohinoor City Complex", is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 44 years.

General Information:

| A. | Introduction | |
|----|--|--|
| 1 | Name of Building | "Kohinoor City Complex" |
| 2 | Property Address | Residential Flat No. 876, 7 th Floor, Building No 8, "Kohinoor City Complex", Kohinoor City Co-Op. Hsg. Soc. Ltd., Kohinoor City Phase 1, Kiroi Road, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070, State - Maharashtra, Country - India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Stilt + 7 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open / Covered 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 | 2007 (As per Occupancy Certificate) |
| 11 | Present age of building | 16 years |
| 12 | Residual age of the building | 44 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 06 Flats on 7 th Floor |
| 14 | Methodology adopted | As per visual site inspection |

| B. | External Observation of the Building | |
|----|--------------------------------------|----------------|
| 1 | Plaster | Good Condition |
| 2 | Chajjas | Good Condition |
| 3 | Plumbing | Good Condition |



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| | | |
|----|--|---|
| 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 Stilt + 7 Upper Floors which are constructed in year 2007 As per Occupancy Certificate. Estimated future life under present circumstances is about 44 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 22.12.2023 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

B. Chalikwar

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

Digitally signed by Sharadkumar B. Chalikwar
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Actual site photographs



Actual site photographs

