

## Structural Stability Report

Structural Observation Report of Residential Flat No. 10, 2<sup>nd</sup> Floor, Building No. C-15, "Sneh Milan Co-op. Hsg. Soc. Ltd.", Sector – 48, Nerul, Navi Mumbai – 400706, State – Maharashtra, Country – India.

Name of Owner: **Mrs. Pallavi Prashant Savardekar**

This is to certify that on visual inspection, it appears that the structure of the at "Sneh Milan 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 26 years.

### General Information:

A.	Introduction	
1	Name of Building	<b>Sneh Milaln Co-op. Hsg. Soc. Ltd.</b>
2	Property Address	Residential Flat No. 10, 2 <sup>nd</sup> Floor, Building No. C-15, "Sneh Milaln Co-op. Hsg. Soc. Ltd.", Sector – 48, Nerul, Navi Mumbai – 400706, 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	Not Provided
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	1998 (As per Possession Letter)
11	Present age of building	26 years
12	Residual age of the building	34 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 2 <sup>nd</sup> Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Minor cracks found at multiple locations
2	Chajjas	Minor cracks found at multiple locations
3	Plumbing	Not Found
4	Cracks on the external walls	Minor cracks found at multiple locations
5	Filling cracks on the external walls	Found at multiple locations



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6	Cracks on columns & beams	Minor cracks found at multiple locations
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	<ol style="list-style-type: none"> <li>1. At the time of site inspection, external condition of the building is normal, minor cracks found at multiple locations.</li> <li>2. Structural Stability Report from licensed structural engineers not provided for our verification.</li> </ol>
<b>C</b>	<b>Internal Observation of the common areas of the building and captioned premises</b>	
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	Not Found
6	Maintenance of staircase & cracks	Normal

<b>D</b>	<b>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. Cracks found in beam and column at some locations.

<b>E</b>	<b>Conclusion</b>
<p>The captioned building is having Ground + 3 Upper Floors which are constructed in year 1985 as per site information. Estimated future life under present circumstances is about 37 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 06.02.2024 reveals minor 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. 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

Digitally signed by Sharadkumar B. Chalikwar  
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Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/86/3



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## Actual Site Photographs

