

## Structural Stability Report

Structural Observation Report of Residential Flat No. 405, 4<sup>th</sup> Floor, Building No A-1, "Rakshak Nagar Gold", Village - Kharadi, Pune, Taluka - Haveli, District - Pune, PIN Code - 411 014, State - Maharashtra, India.

**Name of Owner:** Lt. Rohit Prakash.

This is to certify that on visual inspection, it appears that the structure of the building "Rakshak Nagar Gold" is in normal condition and the future life can be reasonably takes under normal working condition and with proper periodic repairs & maintenance is about 41 years.

### General Information:

A.		Introduction
1	Name of Building	"Rakshak Nagar Gold"
2	Property Address	Residential Flat No. 405, 4 <sup>th</sup> Floor, Building No A-1, "Rakshak Nagar Gold", Village - Kharadi, Pune, Taluka - Haveli, District - Pune, PIN Code - 411 014, State - Maharashtra, India
3	Type of Building	Residential use
4	No. of Floors	Ground + 6 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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 side plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	2005 (Approx.)
11	Present age of building	19 Years
12	Residual age of the building	41 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	6 Flats
14	Methodology adopted	As per visual site inspection



### Our Pan India Presence at :

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<b>B.</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	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	The external condition is Normal
<b>C.</b>	<b>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	Good
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

<b>E.</b>	<b>Conclusion</b>
	<p>The captioned building is having Ground + 6 upper floors which is constructed in year 2005 (Approx). Estimated future life under present circumstances is about 41 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 07.02.2024 reveals no structural damage or deterioration to the building. The building as well as the property is maintained normally and will stand future life subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>Our Observations about the structure are given as above.</p> <p>The above assessment is based on visual inspection only.</p>

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
Chalikwar**

**Director**

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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 / 2016-17 / 156 / Sr. No. - 193



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### Actual Site Photographs

