

## Structural Stability Report

Structural Observation Report of Residential Flat No. 602, 6<sup>th</sup> Floor, Building No VI, "Sarvoday Garden", Sarvoday Garden Bldg. No. 3, 4, 5 & 6 Co-Op. Hsg. Soc. Ltd., Near Bhanu – Sagar Theatre, Near Kalyan Railway Station, Off. Valipeer Road, Village - Kalyan, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code – 421 301, State - Maharashtra, India.

Name of Owner: **Mr. Shailesh Suresh Rawool.**

Name of Proposed Purchaser: **Mr. Milan Kumar Kushwaha & Mrs. Poonam Milan Kushwaha**

This is to certify that on visual inspection, it appears that the structure of the at "Sarvoday Garden", is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 43 years.

### General Information:

A.	Introduction	
1	Name of Building	"Sarvoday Garden"
2	Property Address	Residential Flat No. 602, 6 <sup>th</sup> Floor, Building No VI, "Sarvoday Garden", Sarvoday Garden Bldg. No. 3, 4, 5 & 6 Co-Op. Hsg. Soc. Ltd., Near Bhanu – Sagar Theatre, Near Kalyan Railway Station, Off. Valipeer Road, Village - Kalyan, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code – 421 301, State - Maharashtra, India.
3	Type of Building	Residential used
4	No. of Floors	Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt / Covered 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	2007 (As Per Part Occupancy Certificate)
11	Present age of building	17 years
12	Residual age of the building	43 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	-
14	Methodology adopted	As per visual site inspection



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<b>B. External Observation of the Building</b>		
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	<b>Structural Stability Report from licensed structural engineers not provided for our verification.</b>
<b>C 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	Good Condition
6	Maintenance of staircase & cracks	Good

<b>D 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 Conclusion</b>	
<p>The captioned building is having Stilt + 7 Upper Floor which are constructed in year 2007 As per Part Occupancy Certificate. Estimated future life under present circumstances is about 43 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 06.02.2024 of building. The building is well as the property is maintained in good 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  
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
 Date: 2024.02.26 17:06:37 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Structural Engineer License No.: STATE/R/2022/APL/01785

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.

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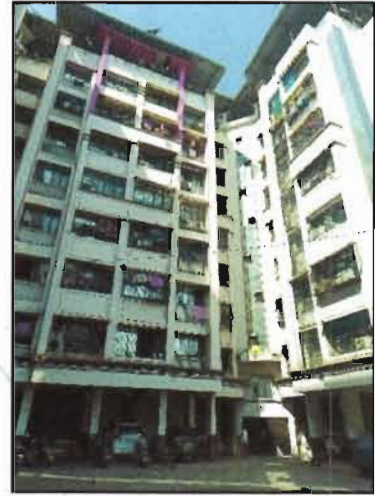
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## Actual site photographs



## Actual site photographs



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