

Structural Stability Report

Structural Observation Report of Residential Flat No. 206, 2nd Floor, "Monica Sadan Co-op. Hsg. Soc. Ltd.", B. L. Murarka Marg, Off. Kedarmal Road, Malad (East), Mumbai – 400097, State – Maharashtra, Country – India belongs to **Mrs. Kusum D. Sanghvi, Mr. Deepakkumar H. Sanghvi & Mr. Deepakkumar H. Sanghvi (HUF)**. Name of Proposed Purchasers is **Mr. Jayprakash Bholanath Mishra & Mrs. Shyamala Jayprakash Mishra**.

Name of Proposed Purchasers: Mr. Jayprakash Bholanath Mishra & Mrs. Shyamala Jayprakash Mishra.

Name of Owners: Mrs. Kusum D. Sanghvi, Mr. Deepakkumar H. Sanghvi & Mr. Deepakkumar H. Sanghvi (HUF)

This is to certify that on visual inspection, it appears that the structure of the at "Monica Sadan 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 33 years.

General Information:

A.	Introduction	
1	Name of Building	"Garden View Apartment Owners Association"
2	Property Address	Residential Flat No. 206, 2 nd Floor, "Monica Sadan Co-op. Hsg. Soc. Ltd.", B. L. Murarka Marg, Off. Kedarmal Road, Malad (East), Mumbai – 400097, 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	Stilt / Open 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	1997 (As per Occupancy Certificate)
11	Present age of building	27 years
12	Residual age of the building	33 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	6 Flats on 2 nd Floor
14	Methodology adopted	As per visual site inspection



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

B. External Observation of the Building		
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	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
6	Maintenance of staircase & cracks	Not Found

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 1997 as per site information. Estimated future life under present circumstances is about 33 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 28.02.2024 reveals minor structural damage or deterioration to the building. The building is well as the property is maintained in normal 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
Chalikwar**

Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmsf@vastukala.org,
c=IN
Date: 2024.03.04 18:15:55 +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



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Actual Site Photographs



Actual site Photographs



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