Vastu/Mumbai/04/2024/8071/2305865  
02/03-04-JAVS  
 Date: 02.04.2024

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 301, 3rd Floor, Wing - M, **"Golden Nest-14 Sonam Godavari Co-op. Hsg. Soc. Ltd."**, New Golden Nest Phase - 14, Near Jain Bungalow, Village - Goddev, Bhayandar (East), Taluka - Thane, District - Thane, PIN - 401 105, State - Maharashtra, India.

Name of Owner: **Mr. Surendraprasad Tiwari & Mr. Jagdishprasad Tiwari**

Name of Proposed Purchaser: **Mrs. Smita Sunil Kumar Tiwari**

This is to certify that on visual inspection, it appears that the structure at **"** **Golden Nest-14 Sonam Godavari 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 44 years.

**General Information**:

|  |  |  |
| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **“Golden Nest-14 Sonam Godavari Co-op. Hsg. Soc. Ltd.”** |
| 2 | Property Address | Residential Flat No. 301, 3rd Floor, Wing - M, **"Golden Nest-14 Sonam Godavari Co-op. Hsg. Soc. Ltd."**, New Golden Nest Phase - 14, Near Jain Bungalow, Village - Goddev, Bhayandar (East), Taluka - Thane, District - Thane, PIN - 401 105, State - Maharashtra, India. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Part Ground + Part Stilt + 7 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Stilt 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 | 2008 (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) | 4 Flats on 3rd Floor |
| 14 | Methodology adopted | As per visual site inspection |

|  |  |  |
| --- | --- | --- |
| **B.** | **External Observation of the Building** | |
| 1 | Plaster | External renovation work was in progress |
| 2 | Chajjas | External renovation work was in progress |
| 3 | Plumbing | External renovation work was in progress |
| 4 | Cracks on the external walls | External renovation work was in progress |
| 5 | Filling cracks on the external walls | External renovation work was in progress |
| 6 | Cracks on columns & beams | External renovation work was in progress |
| 7 | Vegetation | External renovation work was in progress |
| 8 | Leakages of water in the drainage pipes or water pipes | Not found |
| 9 | Dampness external in the wall due to leakages | External renovation work was in progress |
| 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 | Normal Condition |
| 6 | Maintenance of staircase & cracks | Normal |

|  |  |  |
| --- | --- | --- |
| **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 | 1. **At the time of site inspection, external renovation work in progress.** 2. **Structural Stability Report from licensed structural engineers not provided for our verification.** |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned building is having Part Ground + Part Stilt + 7 Upper Floors which are constructed in year 2008 (As per Occupancy Certificate). Estimated future life under present circumstances is about 44 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 12.03.2024 of 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.  Our Observations about the structure are given above.  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. | |

## Sharadkumar B. Chalikwar

Structural Engineer Licence 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

**Actual site photographs**









**Actual site photographs**

