Vastu/Mumbai/06/2024/9351/2306811

19/05-255-PA

Date: 19.06.2024

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 103, 1st Floor, Wing - B, "**Panhalgad**", I.I.T. Bombay Staff Co-op. Hsg. Soc. Ltd., Near S M Shetty School, Near Adi Shankaracharya Marg, Village - Kopri, Municipality Ward No. S - Ward, Powai, Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 076, State - Maharashtra, India.

Name of Owner: **Mrs. Sunita Pradip Naikodi & Mr. Pradip Eknath Naikodi**

Name of Proposed Purchaser: **Mr. Akash Shankar Tawde & Mr. Shankar Vishnu Tawde**

This is to certify that on visual inspection, it appears that the structure of the at **"Panhalgad ", I.I.T. Bombay Staff 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 35 years.

**General Information**:

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| **A.** | **Introduction** |
| 1 | Name of Building | **"Panhalgad ",** I.I.T. Bombay Staff Co-op. Hsg. Soc. Ltd., |
| 2 | Property Address | Residential Flat No. 103, 1st Floor, Wing - B, **"Panhalgad "**, I.I.T. Bombay Staff Co-op. Hsg. Soc. Ltd., Near S M Shetty School, Near Adi Shankaracharya Marg, Village - Kopri, Municipality Ward No. S - Ward, Powai, Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 076, State - Maharashtra, India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 7 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open Car 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 | 1999 (As per part occupancy certificate) |
| 11 | Present age of building | 25 years |
| 12 | Residual age of the building | 35 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 1st Floor is having 4 Flats |
| 14 | Methodology adopted | As per visual site inspection  |

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| **B.** | **External Observation of the Building** |
| 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 of the building is in normal condition |
| **C** | **Internal Observation of the common areas of the building and captioned premises** |
| 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 | Normal |
| 6 | Maintenance of staircase & cracks | Normal |

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| --- | --- |
| **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 |

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| --- | --- |
| **E** | **Conclusion** |
| The captioned building is having Ground + 7 Upper Floors which are constructed in year 1999 (As per occupancy certificate). Estimated future life under present circumstances is about 35 years’ subject to proper, preventive periodic maintenance & structural repairs.The inspection dated 07.06.2024 reveals no 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.Our Observations about the structure are given above.The above assessment is based on visual inspection only.  |

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

**Actual Site Photographs**

