

## Structural Stability Report

Structural Observation Report of Residential Flat No. 102, 1<sup>st</sup> Floor, Wing - D, "**Sai Darshan Tower Co-op. Hsg. Soc. Ltd.**", Sai Krupa Complex, Kashmirira, Village - Kashi, Mlra Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India.

Name of Owner: **Mr. Dnyaneshwar Dhondiba Badhe**

This is to certify that on visual inspection, it appears that the structure of the at "**Sai Darshan Tower 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 32 years.

### General Information:

A.	Introduction	
1	Name of Building	<b>Sai Darshan Tower Co-op. Hsg. Soc. Ltd.</b>
2	Property Address	Residential Flat No. 102, 1 <sup>st</sup> Floor, Wing - D, " <b>Sai Darshan Tower Co-op. Hsg. Soc. Ltd.</b> ", Sai Krupa Complex, Kashmirira, Village - Kashi, Mlra Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 6 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	1996 (As per occupancy certificate)
11	Present age of building	28 years
12	Residual age of the building	32 years Subject to proper, preventive periodic maintenance & structural repairs
13	No. of flats (Per Floor)	1 <sup>st</sup> Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection



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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	Found
5	Filling cracks on the external walls	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	Found
10	Any other observation about the condition of external side of the building	The external condition of the building is in normal condition
<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	Normal. Paint peel off at some places
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 are constructed in year 1996 (As per occupancy certificate). Estimated future life under present circumstances is about 32 years' subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 25.07.2024 reveals no structural damage or deterioration to the building. The building is well as the property is maintained in normal 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.</p>

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232

Auth. Sign.



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## Actual Site Photographs

