Vastu/Mumbai/08/2024/10605/2307717  
16/07-195-JAVS  
 Date: 16.08.2024

**Structural Stability Report**

Structural Observation Report Residential Row House / Unit No. 07, **“Madhuban Co-op. Hsg. Soc. Ltd.”**, Plot No. G-61, Sector - 12, Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, Country - India.

Name of Proposed Purchaser: **Mr. Daivat Ananda Patil & Mrs. Minakshi Daivat Patil**

Name of Owner: **Mr. Vikash Raj & MRs. Ritu Raj**

This is to certify that on visual inspection, it appears that the structure at **"Madhuban 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 | **“Madhuban Co-op. Hsg. Soc. Ltd.”** |
| 2 | Property Address | Residential Row House / Unit No. 07, **“Madhuban Co-op. Hsg. Soc. Ltd.”**, Plot No. G-61, Sector - 12, Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, Country - India. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground + 1 + Top Terrace Covered with AC sheet |
| 5 | Whether stilt / podium / open parking provided | Open 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) | Independent Residential Row House |
| 14 | Methodology adopted | As per visual site inspection |

|  |  |  |
| --- | --- | --- |
| **B.** | **External Observation of the Building** | |
| 1 | Plaster | Normal Condition |
| 2 | Chajjas | N.A. |
| 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 | 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. **Structural Stability Report from licensed structural engineers not provided for our verification.** |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned building is having Ground + 1 + Top Terrace Covered with AC sheet 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 30.07.2024 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 / 38 / 37

**Actual site photographs**

