

## Structural Stability Report

Structural Observation Report of Residential Flat No. 14, 3<sup>rd</sup> Floor, Building No. A - 19, "Mahalaxmi Co-op. Hsg. Soc. Ltd.", Gharkul Housing Scheme, Kharghar, Plot No. 18, Sector 15, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, India.

Name of Proposed Purchaser: **Mr. Ganesh R. Kondhalkar**

Name of Owner: **Mrs. Sanjana Santosh Urankar.**

This is to certify that on visual inspection, it appears that the structure of the at "Mahalaxmi Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 37 years.

### General Information:

A.	Introduction	
1	Name of Building	<b>Mahalaxmi Co-op. Hsg. Soc. Ltd.</b>
2	Property Address	Residential Flat No. 14, 3 <sup>rd</sup> Floor, Building No A - 19, "Mahalaxmi Co-op. Hsg. Soc. Ltd.", Gharkul Housing Scheme, Kharghar, Plot No. 18, Sector 15, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 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	2001 (As per Possession Letter)
11	Present age of building	23 years
12	Residual age of the building	37 years Subject to proper, preventive periodic maintenance & structural repairs
13	No. of flats (Per Floor)	3 <sup>rd</sup> Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection



### Our Pan India Presence at :

-  Nanded
-  Thane
-  Ahmedabad
-  Delhi NCR
-  Mumbai
-  Nashik
-  Rajkot
-  Raipur
-  Aurangabad
-  Pune
-  Indore
-  Jaipur

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S.), India

 +91 2247495919

 [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

 [www.vastukala.co.in](http://www.vastukala.co.in)



<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	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	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
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 + 4 Upper Floors which are constructed in year 2001 (As per Possession Letter). Estimated future life under present circumstances is about 37 years' subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 09.07.2024 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; normal 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

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.:



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





# Actual Site Photographs

