Vastu/Mumbai/08/2024/10851/2307890

27/09-368-PASH

Date: 27.08.2024

**Structural Stability Report**

Structural Observation Report of Residential Flat No. A - 101 & B - 101, 1st Floor, **"Crystal "**, Gem Powai Vihar Co-op. Hsg. Soc. Ltd., Powai Vihar Complex, Village - Chandivali, Powai, Andheri (East), Taluka - Kurla, District – Mumbai Suburban District, Mumbai, PIN Code - 400 076, State - Maharashtra, India.

Name of Proposed Purchaser: **Siddarth Chandrahas Shetty**

Name of Owner: **Mr. Haresh K. Bhanushali & Mr. Karshan Bhanushali**

This is to certify that on visual inspection, it appears that the structure of the at **"Crystal "**, Gem Powai Vihar 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 36 years.

**General Information**:

|  |  |  |
| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **"Crystal "**, Gem Powai Vihar Co-op. Hsg. Soc. Ltd. |
| 2 | Property Address | Residential Flat No. A - 101 & B - 101, 1st Floor, **"Crystal"**, Gem Powai Vihar Co-op. Hsg. Soc. Ltd., Powai Vihar Complex, Village - Chandivali, Powai, Andheri (East), Taluka - Kurla, District – Mumbai Suburban District, Mumbai, PIN Code - 400 076, State - Maharashtra, India |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Stilt + 7 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Stilt + 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 | 2000 (As per Occupancy Certificate) |
| 11 | Present age of building | 24 years |
| 12 | Residual age of the building | 36 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 1st Floor is having 3 Flats |
| 14 | Methodology adopted | As per visual site inspection |

|  |  |  |
| --- | --- | --- |
| **B.** | **External Observation of the Building** | |
| 1 | Plaster | Normal Condition |
| 2 | Chajjas | Good Condition |
| 3 | Plumbing | Good 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 | Dampness were found at some places |
| 5 | Painting inside the property | Normal. Paint Peel off at some places |
| 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 | No Structural Audit Report is furnished for the perusal |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned building is having Stilt + 7 Upper Floors which are constructed in year 2000 (Approx.). Estimated future life under present circumstances is about 36 years’ subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 23.08.2024 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/38/IBBI/3

**Actual Site Photographs**



