

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




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

 www.vastukala.co.in



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
	<p>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.</p> <p>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.</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.: SME/TCC/38/IBBI/3



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual Site Photographs

