

Structural Stability Report

Structural Observation Report of Residential Flat No. 003, Ground Floor, Building No C-42, "**Pushpakant Shantinagar Co-Op. Hsg. Soc. Ltd.**", Sector 2, Shanti Nagar, Village - Bhayander, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India.

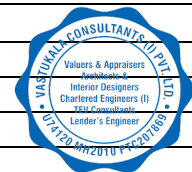
Name of Owner: **Mr. Joseph John Rodrigues & Mrs. Louisa J. Rodrigues**

This is to certify that on visual inspection, it appears that the structure of the at "**Pushpakant Shantinagar 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 25 years.

General Information:

| A. | Introduction | |
|----|--|---|
| 1 | Name of Building | "Pushpakant Shantinagar Co-Op. Hsg. Soc. Ltd." |
| 2 | Property Address | Residential Flat No. 003, Ground Floor, Building No C-42, " Pushpakant Shantinagar Co-Op. Hsg. Soc. Ltd. ", Sector 2, Shanti Nagar, Village - Bhayander, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 4 th Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open Car 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 | 1989 (As per occupancy certificate) |
| 11 | Present age of building | 35 years |
| 12 | Residual age of the building | 25 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 04 Flats on Ground Floor |
| 14 | Methodology adopted | As per visual site inspection |

| B. | External Observation of the Building | |
|----|--------------------------------------|------------------|
| 1 | Plaster | Normal |
| 2 | Chajjas | Normal Condition |
| 3 | Plumbing | Normal Condition |
| 4 | Cracks on the external walls | Not Found |




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| | | |
|----------|--|---|
| 5 | Filling cracks on the external walls | At the time of site visit, building external renovation work was in progress. |
| 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 | i) No Structural Audit Report is furnished for the perusal. ii) At the time of site visit, building external renovation work is in progress. |

| | |
|--|-------------------|
| E | Conclusion |
| <p>The captioned building is having Ground + 4th Upper Floors which are constructed in year 1989 (As Per Occupancy Certificate) Estimated future life under present circumstances is about 45 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 10.10.2024 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.</p> <p>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.</p> | |

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

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



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Actual site photographs

