Vastu/Mumbai/01/2025/013726/2305173  
27/04-395-JASK  
 Date: 17.01.2025

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 307, 3rd Floor, **"The Sulbha Sadan Co-op. Hsg. Soc. Ltd."**, Goddev Phatak Road, Village - Goddev, Taluka - Thane, District - Thane, Bhayandar (East), PIN - 401 105, State - Maharashtra, Country - India.

Name of Owner: **Mr. Rajaram Pannaji Ramina**

This is to certify that on visual inspection, it appears that the structure at **"** **The Sulbha Sadan 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 24 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **“The Sulbha Sadan Co-op. Hsg. Soc. Ltd.”** |
| 2 | Property Address | Residential Flat No. 307, 3rd Floor, **"The Sulbha Sadan Co-op. Hsg. Soc. Ltd."**, Goddev Phatak Road, Village - Goddev, Taluka - Thane, District - Thane, Bhayandar (East), PIN - 401 105, State - Maharashtra, Country - India. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground + 3 Upper Floors |
| 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 | 1988 (As per Occupancy Certificate) |
| 11 | Present age of building | 36 Years |
| 12 | Expected balance lift of the building | 24 Years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 3rd Floor is having 8 Flats |
| 14 | Methodology adopted | As per visual site inspection |

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| **B.** | **External Observation of the Building** | |
| 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 | Found |
| 8 | Leakages of water in the drainage pipes or water pipes | Found |
| 9 | Dampness external in the wall due to leakages | Minor Dampness 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 |

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| **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. **At the time of site inspection, external condition of the building is in normal condition, minor dampness found, leakages are not found & Cracks are not found.** 2. **Structural Stability Report from licensed structural engineers not provided for our verification.** |

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| **E** | **Conclusion** |
| The captioned building is having Ground + 3 Upper Floors which are constructed in year 1988 (As per Occupancy Certificate). Estimated future life under present circumstances is about 24 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 30.11.2024 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. | |

## Manoj Chalikwar

Structural Engineer Licence No. STATE/R/2025/APL/15680

Govt. Reg. Valuer

Chartered Engineer (India)

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

Janaseva Sahakari Bank (Borivali) LTD Empanelment No.: 36/ LOAN H.O./2016-17/232

**Actual site photographs**





