Vastu/Mumbai/02/2025/14226/2310496  
11/05-146-SOV  
 Date: 11.02.2025

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 305, 3rd Floor, Building No. 4, **“Shree Swami Samarth Co-Op. Hsg. Soc. Ltd.”**, M. G. Road, Sane Guruji Nagar, Teen Dongri, Village - Pahadi Goregaon, Goregoan (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, 400 104, State - Maharashtra, India.

Name of Owner: **Mr. Lalit K. Shah**

This is to certify that on visual inspection, it appears that the structure of the at **“Shree Swami Samarth 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 10 years.

**General Information**:

|  |  |  |
| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **“Shree Swami Samarth Co-Op. Hsg. Soc. Ltd.”** |
| 2 | Property Address | Residential Flat No. 305, 3rd Floor, Building No 4, **“Shree Swami Samarth Co-Op. Hsg. Soc. Ltd.”**, M. G. Road, Sane Guruji Nagar, Teen Dongri, Village - Pahadi Goregaon, Goregoan (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, 400 104, State - Maharashtra, India |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 4th 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 | 1975 (As per site information) |
| 11 | Present age of building | 50 years |
| 12 | Expected Balance life of the building | 10 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 08 Flats on 3th Floor |
| 14 | Methodology adopted | As per visual site inspection |

|  |  |  |
| --- | --- | --- |
| **B.** | **External Observation of the Building** | |
| 1 | Plaster | Normal Condition |
| 2 | Chajjas | Normal Condition |
| 3 | Plumbing | Normal Condition |
| 4 | Cracks on the external walls | Minor Cracks Found |
| 5 | Filling cracks on the external walls | Found |
| 6 | Cracks on columns & beams | Some Places |
| 7 | Vegetation | Found |
| 8 | Leakages of water in the drainage pipes or water pipes | Found |
| 9 | Dampness external in the wall due to leakages | 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) | Found |
| 3 | Ceiling (Cracks & Leakages) | Found |
| 4 | Leakages inside the property | Minor Leakages Found |
| 5 | Painting inside the property | Normal Condition |
| 6 | Maintenance of staircase & cracks | Minor Cracks Found |

|  |  |  |
| --- | --- | --- |
| **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 Ground + 4th Upper Floors which are constructed in year 1975 (As Per site information) Estimated future life under present circumstances is about 10 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 08.02.2025 of building. The building is well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & normal 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 Baburao 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**





