Vastu/Mumbai/02/2025/14465/2310718  
24/04-368-PRSH  
 Date: 24.02.2025

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 304, 3rd Floor, Wing - B, **"Rajul Apartment Co-Op. Hsg. Soc. Ltd.",** Devchand Nagar Road, Near Jain Mandir, Village - Bhayander, Bhayander (West), Taluka - Thane, District - Thane, PIN - 401 101, State - Maharashtra, Country - India.

Name of Owner: **Mrs. Mamta Kamlesh Jain & Mr. Kanish Kamlesh Jain**

This is to certify that on visual inspection, it appears that the structure at **"Rajul Apartment Co-Op. Hsg. Soc. Ltd."** is in good condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 22 years.

**General Information**:

|  |  |  |
| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **“Rajul Apartment Co-Op. Hsg. Soc. Ltd.”** |
| 2 | Property Address | Residential Flat No. 304, 3rd Floor, Wing - B, **"Rajul Apartment Co-Op. Hsg. Soc. Ltd.",** Devchand Nagar Road, Near Jain Mandir, Village - Bhayander, Bhayander (West), Taluka - Thane, District - Thane, PIN - 401 101, State - Maharashtra, Country – India. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground + 4th 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 | 1987 (As per site information) |
| 11 | Present age of building | 38 years |
| 12 | Expected balance lift of the building | 22 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 3rd Floor is having 4 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 | 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 | 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 | Good Condition |
| 6 | Maintenance of staircase & cracks | Good |

|  |  |  |
| --- | --- | --- |
| **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, leakages are not found & Minor Cracks are not found.** 2. **Structural Stability Report from licensed structural engineers not provided for our verification.** |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned building is having Ground + 4th Upper Floors which are constructed in year 1987 (As per site information). Estimated future life under present circumstances is about 22 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 20.02.2025 of building. The building is well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & 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

**Actual site photographs**





