Vastu/Thane/03/2025/14789/2308642  
16/10-182-PSRJ  
 Date: 10.03.2025

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 401, 4th Floor, Building No A-1, **"Happy Valley Homes"**, Happy Valley Phase I Co-Op. Hsg. Soc. Ltd., Off. Ghodbunder Road, Village - Chitalsar, Manpada, Gut No. 59, Hissa No. 1(P), 13(Pt), 20(Pt) & 28(Pt), Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India.

Name of Owner: **Mrs. Savita Subrao Landge & Mr. Subrao P. Landge**

This is to certify that on visual inspection, it appears that the structure of the at **"Happy Valley Homes"**, is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 33 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **"Happy Valley Homes"** |
| 2 | Property Address | Residential Flat No. 401, 4th Floor, Building No A-1, **"Happy Valley Homes"**, Happy Valley Phase I Co-Op. Hsg. Soc. Ltd., Off. Ghodbunder Road, Village - Chitalsar, Manpada, Gut No. 59, Hissa No. 1(P), 13(Pt), 20(Pt) & 28(Pt), Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Stilt + 7th 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 | 1998 (As per Occupancy Certificate) |
| 11 | Present age of building | 27 years |
| 12 | Residual age of the building | 33 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 04 Flats on 4th Floor |
| 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 | 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 | 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 | No Structural Audit Report is furnished for the perusal. |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned building is having Stilt + 7th Upper Floors which are constructed in year 1998 (As per occupancy certificate) Estimated future life under present circumstances is about 33 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 23.02.2025 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. | |

## 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

**Actual site photographs**







**Actual site photographs**



