

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:

A.	Introduction	
1	Name of Building	" Happy Valley Homes "
2	Property Address	Residential Flat No. 401, 4 th 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 + 7 th 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 4 th 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	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

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
<p>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.</p> <p>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.</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



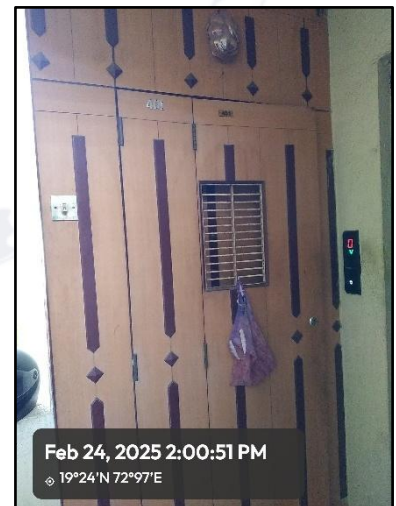
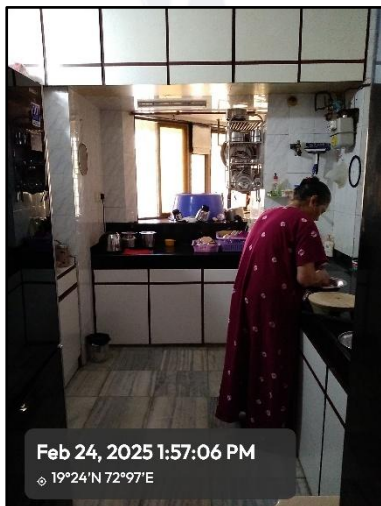
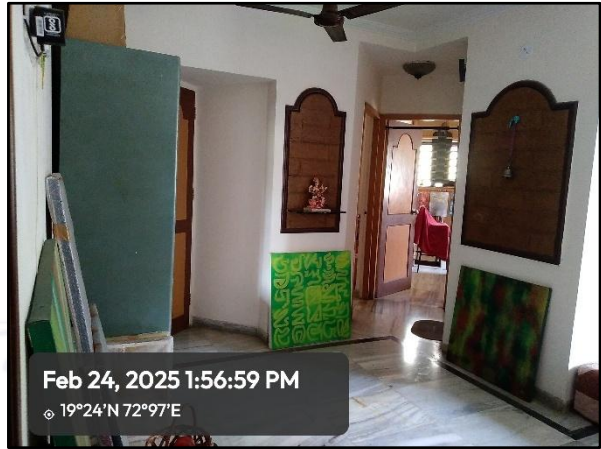
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Actual site photographs



Actual site photographs

