CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI / RACPC Sion / Mrs. Reshma Mayur Chavan (30131/45958)

Page 1 of 4 Vastu/Mumbai/03/2023/30131-45958 10/11-151-PRDVS Date: 10.03.2023

Structural Stability Report

Structural Observation Report of Residential Flat No. 1/7A-4, Ground Floor, Building No 7, Wing A, "Nandanvan Co-op. Hsg. Soc. Ltd.", Sector 10, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, State - Maharashtra, Country - India.

Name of Owners: Mrs. Reshma Mayur Chavan & Mr. Mayur Dilip Chavan.

This is to certify that on visual inspection, it appears that the structure at "Nandanvan Co-op. Hsg. Soc. Ltd." is in average condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 24 years.

General Information:

A.	\	Introduction
1	Name of Building	"Nandanvan Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 1/7A-4, Ground Floor, Building No 7, Wing A, "Nandanvan Co-op. Hsg. Soc. Ltd.", Sector 10, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Ground + 2 Upper Floors
5	Whether stilt / podium / open parking provided	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	1987 (As per Possession Letter)
11	Present age of building	36 years
12	Residual age of the building	24 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	Ground Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection







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B.	External C	Observation of the Building
1	Plaster	Average condition at many places
2	Chajjas	No
3	Plumbing	Normal Condition
4	Cracks on the external walls	Found at many places
5	Filling cracks on the external walls	Not found
6	Cracks on columns & beams	Found
7	Vegetation	Not found
8	Leakages of water in the drainage pipes	Found
	or water pipes	
9	Dampness external in the wall due to	Found
	leakages	
10	Any other observation about the	The external condition of the building is average.
	condition of external side of the building	
С	Internal Observation of the common areas of the building and captioned premises	
1	Beams (Cracks & Leakages)	Found
2	Columns (Cracks & Leakages)	Found
3	Ceiling (Cracks & Leakages)	Found at some places
4	Leakages inside the property	Found at some places
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Normal

D	Common Observation	
1	Structural Audit of the Building Under Bye	As per bye Laws No. 77 of Co-Op. Societies bye Laws
	- Laws No. 77 of the Model Bye Laws	under the Act the society shall conduct a Structural Audit
	(Co-Operative Societies Act / Rules)	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 + 2 Upper Floors which are constructed in year 1987 as per Possession Letter. Estimated future life under present circumstances is about 24 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 05.03.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in average 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO CHALIKWAR

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Director

Auth. Sign.

Manoj B. Chalikwar

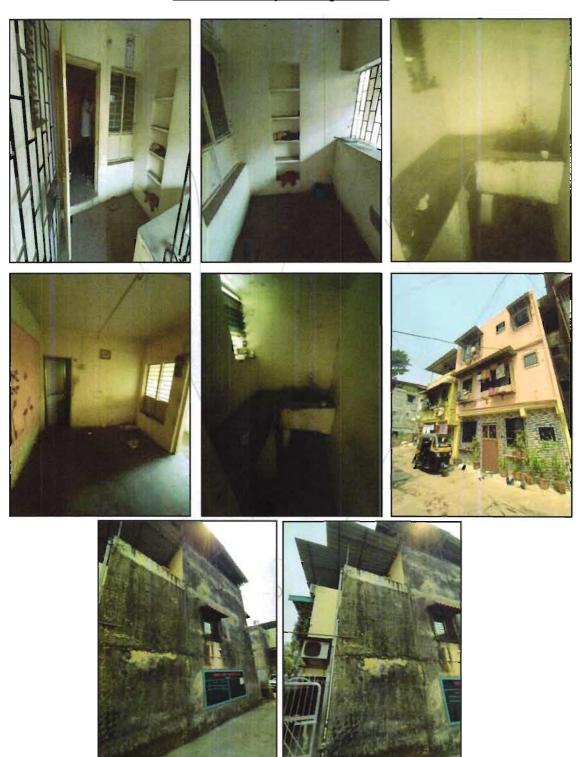
Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3





Actual site photographs

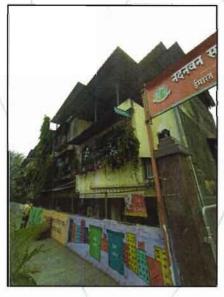




Actual site photographs







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