Vastu/Mumbai/10/2023/4551/2303140
21/09-337-SBSH
 Date: 21.10.2023

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 22, 3rd Floor, Wing – A, **"Sundaram Coop. Hsg. Soc. Ltd.",** Opp. Gaondevi Temple, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India.

Name of Proposed Purchaser: **Mr. Nitin Bhatu Chavan**

Name of Owner: **Mr. Sanjay Dattaram Sawant**

This is to certify that on visual inspection, it appears that the structure of the at **"Sundaram Co-op. Hsg. Soc. Ltd."**, is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 26 years.

**General Information**:

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| --- | --- |
| **A.** | **Introduction** |
| 1 | Name of Building | **"Sundaram Coop. Hsg. Soc. Ltd."** |
| 2 | Property Address | Residential Flat No. 22, 3rd Floor, Wing – A, **"Sundaram Co-op. Hsg. Soc. Ltd.",** Opp. Gaondevi Temple, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN - 400 605, State - Maharashtra, India. |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 4 Upper Floors  |
| 5 | Whether stilt / podium / open parking provided | Not Provided  |
| 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 | 1989 (As per agreement) |
| 11 | Present age of building | 34 years |
| 12 | Residual age of the building | 26 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 6 Flats on 3rd 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 | Found |
| 5 | Filling cracks on the external walls | 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 | Found |
| 10 | Any other observation about the condition of external side of the building | The external condition of the building is in normal condition |
| **C** | **Internal Observation of the common areas of the building and captioned premises** |
| 1 | Beams (Cracks & Leakages) | Good Condition  |
| 2 | Columns (Cracks & Leakages) | Good Condition  |
| 3 | Ceiling (Cracks & Leakages) | Good Condition  |
| 4 | Leakages inside the property | Not found |
| 5 | Painting inside the property | Normal |
| 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.  |

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| **E** | **Conclusion** |
| The captioned building is having Ground + 4 Upper Floors which are constructed in year 1989 as per agreement. Estimated future life under present circumstances is about 26 years subject to proper, preventive periodic maintenance & structural repairs.The inspection dated 20.10.2023 reveals minor structural damage or deterioration to the 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

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

BOM Emp .No.: AX33/CREMON/Valuer/Empanelment/ Sr No.55/ 2019-20

**Actual Site Photographs**







