

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:

A.	Introduction	
1	Name of Building	"Sundaram Coop. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 22, 3 rd 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 3 rd 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

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

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B. Chalikwar

Director

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

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Actual Site Photographs

