

Structural Stability Report

Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1st Floor, "**Sant Kanawarram Co-Op. Housing Society**", Survey No.151/B2/2, 151/B/2/1A & 151/B2/3A., Near Supermans Garden, Anand Road, Anand Nagar, Village - Sansari, Taluka & District - Nashik, PIN Code – 422001, State – Maharashtra, Country – India belongs to **Mr. Hari Pokardas Sachdev**.

This is to certify that on visual inspection, it appears that the structure of "**Sant Kanawarram Co-Op. Housing Society**" is in Poor condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 22 years.

General Information:

A.	Introduction	
1	Name of Building	"Sant Kanawarram Co-Op. Housing Society"
2	Property Address	Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1 st Floor, " Sant Kanawarram Co-Op. Housing Society ", Survey No.151/B2/2, 151/B/2/1A & 151/B2/3A., Near Supermans Garden, Anand Road, Anand Nagar, Village - Sansari, Taluka & District - Nashik, PIN Code – 422001, State – Maharashtra, Country – India.
3	Type of Building	Residential
4	No. of Floors	Ground Floor + First Floor
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	6' thick brick walls both sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1986 (Approx.)
11	Present age of building	38 years
12	Residual age of the building	22 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Units	Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1 st Floor
14	Methodology adopted	As per visual site inspection



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in



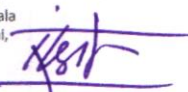
B. External Observation of the Building		
1	Plaster	Average
2	Chajjas	Average
3	Plumbing	Average
4	Cracks on the external walls	Not Found
5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Not Found
7	Vegetation	Not Found
8	Leakages of water in the drainage pipes or water pipes	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	The external condition of the structure is in Poor condition
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
6	Maintenance of staircase & cracks	Good
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	Structure Condition is Very Poor.

E Conclusion	
<p>The captioned Flat is having Ground floor + First Floor which are constructed in year 1986 (Approx). Estimated future life under present circumstances is about 22 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 23.09.2024 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in Poor condition & will stand future life subject to proper, preventive periodic maintenance & Average structural repairs.</p> <p>Our Observations about the structure are given above.</p> <p>The above assessment is based on visual inspection only.</p>	

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.24 17:17:39 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation Report.



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Actual site photographs

