

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: SBI / SPL PBB Fort/ Mr. Subodh Tukaram Kachare Page 1 of 3

Vastu/Mumbai/03/2025/014621/2310814 01/11-11-PSH Date: 01.03.2025

Structural Stability Report

Structural Observation Report of Residential Flat No. 203, 2nd Floor, Wing - C, "Ankit Co-op. Hsg. Soc. Ltd.", Chandresh Galaxy, Barave Road, Godrej Hill Road, Village - Gandhare, Municipality Ward No. 8-C-2, Kalyan (West), Taluka - Kalyan, District - Thane, PIN - 421 301, State - Maharashtra, India.

Name of Owner: Mr. Subodh Tukaram Kachare

This is to certify that on visual inspection, it appears that the structure of the at "Ankit 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 34 years.

General Information:

| A. | | Introduction |
|----|---------------------------------------|---|
| 1 | Name of Building | "Ankit Co-op. Hsg. Soc. Ltd." |
| 2 | Property Address | Residential Flat No. 203, 2nd Floor, Wing - C, "Ankit Co- |
| | | op. Hsg. Soc. Ltd.", Chandresh Galaxy, Barave Road, |
| | | Godrej Hill Road, Village - Gandhare, Municipality Ward |
| | | No. 8-C-2, Kalyan (West), Taluka - Kalyan, District - |
| | | Thane, PIN - 421 301, State - Maharashtra, India |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 7 Upper Floors |
| 5 | Whether stilt / podium / open parking | Open Car Parking |
| | 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 | 1999 (As per Possession Letter) |
| 11 | Present age of building | 26 years |
| 12 | Residual age of the building | 34 years Subject to proper, preventive periodic |
| | | maintenance & structural repairs |
| 13 | No. of flats (Per Floor) | 2nd Floor is having 4 Flats |
| 14 | Methodology adopted | As per visual site inspection |

| B. | External Observation of the Building | | |
|----|--------------------------------------|------------------|--|
| 1 | Plaster | Normal Condition | Interior Designers Chartered Engineers (I) |
| 2 | Chajjas | Normal Condition | Lender's Engineer |
| 3 | Plumbing | Normal Condition | MH2010 PTG |



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| 4 | Cracks on the external walls | Minor 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 | Not Found |
| 10 | Any other observation about the condition of external side of the building | At the time of site inspection, external condition of the building is normal. Structural Stability Report from licensed structural engineers not provided for our verification. |
| С | 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 | Good Condition |
| 5 | Painting inside the property | Normal Condition |
| 6 | Maintenance of staircase & cracks | Normal Condition |

| 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 + 7 Upper Floors which are constructed in year 1999 (As per Possession Letter). Estimated future life under present circumstances is about 34 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 24.02.2025 reveals no 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

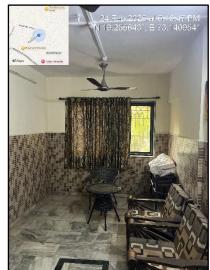
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Actual Site Photographs





















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