Vastu/Nashik/03/2023/30563/46301 23/37-494-CCV Date: 23.03.2023

**Structural Stability Report**

This is to certify that the property bearing Residential Land and Row House No.25, Ground + First Floor “**Green Lawns Co-Operative Housing Society Ltd. Nashik**” Survey No. 555/1, Near Sarda Circle, Renuka Nagar , SingadaTalav, Gadkari Chowk, Village -Nashik, Taluka & District - Nashik, PIN Code - 422 011, State - Maharashtra, Country – India Belongs to **Mr. Rahul Chandrakant Shah & Mrs. Trupti Rahul Shah**

This is to certify that on visual inspection, it appears that the structure of **"Row House No.25."**is in Good condition and the future life can be reasonably takes under Goodcondition and with proper periodic repairs & maintenance is about30years.

**General Information**:

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| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | “**Green Lawns Co-Operative Housing Society Ltd.Nashik**” |
| 2 | Property Address | Residential Land and Row House No. 25, Ground + First Floor “**Green Lawns Co-Operative Housing Society Ltd. Nashik**”, Survey No.555/1, Near Sarda Circle, Renuka Nagar, SingadaTalav,Gadkari Chowk, Village -Nashik, Taluka & District - Nashik, PIN Code - 422 011, State - Maharashtra, Country - India |
| 3 | Type of Building | Residential Land and Row House No. 25 |
| 4 | No. of Floors | Ground + First Floor |
| 5 | Whether stilt / podium / open parking provided | Covered 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 | 1993 (As per Occupancy Certificate) |
| 11 | Present age of building | 30 years |
| 12 | Residual age of the building | 30 years Subject to proper,preventiveperiodic maintenance & structural repairs. |
| 13 | No. of Row House | Row House No. 25 |
| 14 | Methodology adopted | As per visual site inspection |

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| **B.** | **External Observation of the Building** | |
| 1 | Plaster | Good |
| 2 | Chajjas | Good |
| 3 | Plumbing | Good |
| 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 Good 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 | External WallPlaster and Painting Condition is 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 | - |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned Row Houseis having Ground + First floor which are constructed in year 1993 (As per Occupancy Certificate).Estimated future life under present circumstances is about 30 years’ subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 22.03.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in Goodcondition & will stand future life subject to proper, preventive periodic maintenance & Average structural repairs.  Our Observations about the structure are given above.  The above assessment is based on visual inspection only. | |

## Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment.:SME/TCC/2021-2022/86/3

**Actual site Photographs**













