Vastu/Nashik/06/2023/31818/2301000 07/18-107-CHSH Date: 07.06.2023

**Structural Stability Report**

Residential Flat No.15, Stilt Third Floor, **"Iravati Co. Op. Hsg. Soc. Ltd. Nashik",** Survey No. 692/2/1/3, Plot No.1, Near Lotas Hospital, Pumping Station Road, Vidya Vikas Circle, Village – Nashik, Taluka & District – Nashik – 422 005, State – Maharashtra, Country – India to **Sau. Sadhana Dhananjay Kulkarni.** Name of Proposed Purchaser: **Shri. Nilesh Vitthal Korde.**

This is to certify that on visual inspection, it appears that the structure of **"Iravati Co. Op. Hsg. Soc. Ltd. Nashik”** is in normal condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 35 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **"Iravati Co. Op. Hsg. Soc. Ltd. Nashik”** |
| 2 | Property Address | Residential Flat No.15, Stilt Third Floor, **"Iravati Co. Op. Hsg. Soc. Ltd. Nashik",** Survey No. 692/2/1/3, Plot No.1, Near Lotas Hospital, Pumping Station Road, Vidya Vikas Circle, Village – Nashik, Taluka & District – Nashik – 422 005, State – Maharashtra, Country – India |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground + Stilt + 4 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Stilt 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 | 1998 (as per Occupancy Certificate) |
| 11 | Present age of building | 25 years |
| 12 | Residual age of the building | 35 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of Flats | 4 Flats on Stilt Third Floor |
| 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 | Found |
| 10 | Any other observation about the condition of external side of the building | The external condition of the structure is in Normal 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 Wall Plaster and Painting Condition is 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 | - |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned Flat is having Secondfloor which are constructed in year 1998 (As per Occupancy Certificate). Estimated future life under present circumstances is about 35 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 07.06.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & 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 No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

**Actual site Photographs**





