

Structural Stability Report Prepared For: SBI / CBS Nashik Branch / Shri. Nilesh Vitthal Korde (31818/2301000) Page 1 of 3

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:

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



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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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

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
	<p>The captioned Flat is having Second floor 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.</p> <p>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.</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.

Director

Auth. Sign.

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

