

Structural Stability Report Prepared For: BOB / Regional Office / Shri. Vishal Chaburao Ugale (2470/2301514) Page 1 of 3

Vastu/Nashik/07/2023/2470/2301514
12/14-139-RYV
Date: 12.07.2023

Structural Stability Report

Residential Unit No.203, Ground + Second Floor, "United Avenues Apartment - 1", Survey No. 733/1/2/2, Plot No.02, TPS II No. 488, Near Mahatma Nagar Water Tank & Shrimant Darbar Hotel, Parijat Nagar, Dr Bs Moonje Marg, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country India. belongs to **Sunita Rajkumar Achara**. Name of Proposed Purchaser: **Shri. Vishal Chaburao Ugale**.

This is to certify that on visual inspection, it appears that the structure of "United Avenues Apartment - 1" is in normal condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 33 years.

General Information:




A.	Introduction	
1	Name of Building	" United Avenues Apartment - 1 "
2	Property Address	Residential Unit No. 203, Ground + Second Floor, "United Avenues Apartment - 1", Survey No. 733/1/2/2, Plot No. 02, TPS II No. 488, Near Mahatma Nagar Water Tank & Shrimant Darbar Hotel, Parijat Nagar, Dr Bs Moonje Marg, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country India
3	Type of Building	Residential Unit No. 203
4	No. of Floors	Ground + Second 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	1996 (As per Occupancy Certificate)
11	Present age of building	27 years
12	Residual age of the building	33 years Subject to proper, preventive periodic maintenance & structural repairs.
13	Number of Dwelling units in the building	6 Unit Houses
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 Average 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 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
	<p>The captioned Flat is having Ground + Second floor which are constructed in year 1996 (As per Occupancy Certificate). Estimated future life under present circumstances is about 33 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 21.06.2023 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 & 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.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report

Actual site Photographs

