

Structural Stability Report

Residential Flat No. 2, 1st Floor, "**Sai Deep Row Houses Apartment**", Survey No. 26 / 1B + 2B / 4 + 20 / 2 / 21 / 1 / 2 / A / 5, Plot No. 81 & 82, Near Rahul Park, Siddhtek Nagar, ITI Ambad Road, Village – Kamathwade, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Mr. Shajith Vengatter**.

This is to certify that on visual inspection, it appears that the structure of "**Sai Deep Row Houses Apartment**" is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 39 years.

General Information:




A.	Introduction	
1	Name of Building	"Sai Deep Row Houses Apartment"
2	Property Address	Residential Flat No. 2, 1 st Floor, " Sai Deep Row Houses Apartment ", Survey No. 26 / 1B + 2B / 4 + 20 / 2 / 21 / 1 / 2 / A / 5, Plot No. 81 & 82, Near Rahul Park, Siddhtek Nagar, ITI Ambad Road, Village – Kamathwade, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
3	Type of Building	Flat No. 2
4	No. of Floors	Ground + 1 Upper 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	2002 (As per Occupancy Certificate)
11	Present age of building	21 years
12	Residual age of the building	39 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Flats	2 Flats on 1 st 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	Normal
3	Plumbing	Normal
4	Cracks on the external walls	Found
5	Filling cracks on the external walls	Found
6	Cracks on columns & beams	Found
7	Vegetation	Not Found
8	Leakages of water in the drainage pipes or water pipes	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 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 1st Floor which are constructed in year 2002 (As per Occupancy Certificate). Estimated future life under present circumstances is about 39 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 14.06.2023 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.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.



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Actual site photographs

