Vastu/Nashik/01/2023/28773/44599 03/05-13-RPV Date: 17.10.2023

**Structural Stability Report**

Residential Flat No.D-2,Ground + Stilt Floor, **Kashyapi-B** **"Kashyapi Apartment B"**, Survey No.689C/3/ 2/2/2/2/1+3/2, Final Plot No.440, Plot No.1+2+3/A+B, TP Scheme No.II, Behind Saubhagya Nagar Nagrik Krida Mandal, Saubhagya Nagar, Pumping Station Road,Village - Nashik, Taluka & District - Nashik, PIN Code – 422 013,State – Maharashtra, Country – India belongs to **Shri.Balu Ramchandra Deore.** Name of Proposed Purchaser : **Shri.Pradip Eknath Jadhav.**

This is to certify that on visual inspection, it appears that the structure of **" Kashyapi Apartment B "** is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 32 years.

**General Information**:

|  |  |  |
| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **" Kashyapi Apartment B "** |
| 2 | Property Address | Residential Flat No.D-2,Ground + Stilt Floor, **Kashyapi-B** **"Kashyapi Apartment B"**, Survey No.689C/3/ 2/2/2/2/1+3/2, Final Plot No.440, Plot No.1+2+3/A+B, TP Scheme No.II, Behind Saubhagya Nagar Nagrik Krida Mandal, Saubhagya Nagar, Pumping Station Road,Village - Nashik, Taluka & District - Nashik, PIN Code – 422 013,State – Maharashtra, Country – India |
| 3 | Type of Building | Flat No.D-2 |
| 4 | No. of Floors | Ground + Stilt Floor |
| 5 | Whether stilt / Covered / open parking provided | Covered 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 | 1995 (As per Occupancy Certificate ) |
| 11 | Present age of building | 28 years |
| 12 | Residual age of the building | 32 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of Flats | 2 Flats on Ground + Stilt Floor |
| 14 | Methodology adopted | As per visual site inspection |

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| --- | --- | --- |
| **B.** | **External Observation of the Building** | |
| 1 | Plaster | Normal |
| 2 | Chajjas | Normal |
| 3 | Plumbing | Normal |
| 4 | Cracks on the external walls | Yes |
| 5 | Filling cracks on the external walls | No |
| 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 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 | Good. |
| 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** |
| The captioned Flat is having Ground + Stilt Floor which are constructed in year 1995 (As per Occupancy Certificate). Estimated future life under present circumstances is about 32 years’ subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 13.10.2023 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.  Our Observations about the structure are given above.  The above assessment is based on visual inspection only. | |

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

**Actual site photographs**





