

Structural Stability Report Prepared For: BOB / Regional Office Branch / Shri.Pradip Eknath Jadhav

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Vastu/Nashik/10/2023/004434/2303032
17/3-229-RPBS
Date: 17.10.2023

Structural Stability Report

Residential Flat No.D-2, Ground + Stilt Floor, **Kashyapi-B "Kashyapi Apartment B"**, Survey No.689C/3/2/2/2/1+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/3/2/2/2/1+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 + 3 RD upper floors.
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	
<p>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.</p> <p>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.</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.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=adms,
2.5.4.20=9822b5c4fad35dc3edcf39e268659134904e1d1d18131
15279b17a18b5652, postalCode=400062, st=Maharashtra,
serialNumber=41a55a566ab8cc89d6b2a55a8fca0e6a1d1d18131
94e282e29a327b623f8c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.17 11:12:45 +05'30'

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

