Vastu/Mumbai/08/2023/3481/2302326

31/01-472-PASH

Date: 31.08.2023

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 3, 1st Floor, **"Krishna Apartment",** Survey No. 443/1/1 to 3 + 2/1 to 4 + 3/1 to 3+4+5/2+6+7/1A / 23 Part, Plot No. 23, Village **-** Nashik, Ganesh Nagar, Kathe Galli, Taluka &

District - Nashik, PIN Code – 422 011, State – Maharashtra, Country – India.

Name of Owner: **Mr. Rajaram Tushiram Gite & Mrs. Bharati Rajaram Gite**

Name of Client / Proposed Buyer: **Mr. Devidas Bhagwat Gavali & Mrs. Ranu Devidas Gavali**

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

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **Krishna Apartment** |
| 2 | Property Address | Residential Flat No. 3, 1st Floor, **"Krishna Apartment",** Survey No. 443/1/1 to 3 + 2/1 to 4 + 3/1 to 3+4+5/2+6+7/1A / 23 Part, Plot No. 23, Village **-** Nashik, Ganesh Nagar, Kathe Galli, Taluka & District - Nashik, PIN Code – 422 011, State – Maharashtra, Country – India |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Part Ground + Part Stilt + 2 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open / 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 | 9” 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 (Per Floor) | 4 Flats on 1st Floor |
| 14 | Methodology adopted | As per visual site inspection |

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| **B.** | **External Observation of the Building** | |
| 1 | Plaster | Normal Condition |
| 2 | Chajjas | Normal Condition |
| 3 | Plumbing | Normal Condition |
| 4 | Cracks on the external walls | Cracks were found at some places |
| 5 | Filling cracks on the external walls | 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 building is in normal condition |
| **C** | **Internal Observation of the common areas of the building and captioned premises** | |
| 1 | Beams (Cracks & Leakages) | Normal Condition |
| 2 | Columns (Cracks & Leakages) | Normal Condition |
| 3 | Ceiling (Cracks & Leakages) | Normal Condition |
| 4 | Leakages inside the property | Not Found |
| 5 | Painting inside the property | Normal |
| 6 | Maintenance of staircase & cracks | Normal |

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| --- | --- | --- |
| **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 | No Structural Audit Report is furnished for the perusal |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned building is having Part Ground + Part Stilt + 2 Upper Floors 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.  The inspection dated 27.10.2023 reveals no structural damage or deterioration to the building. The building is well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & Good structural repairs.  Our Observations about the structure are given above.  The above assessment is based on visual inspection only. Separate structural audit from licensed structural engineers is advised to assess exact balance life of structure. | |

## Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

**Actual Site Photographs**





