

Structural Stability Report

Residential Flat No.3, First Floor, " Vishal Apartment ", Survey No.10/12/6/1, Plot No.3/1, Beside Kute Driving School, Ambad-Trimurti Chowk Link Road, Abhiyanta Nagar, Village – Kamathwade, Taluka & District - Nashik, PIN Code – 422 008, State – Maharashtra, Country – India. belongs to **Shri.Deepak Baburao Tidke**. Name of Proposed Purchaser: **Shri. Ashok Vitthalrao Deokar & Sau.Sunita Ashok Devkar**

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

General Information:

A.	Introduction	
1	Name of Building	" Vishal Apartment "
2	Property Address	Residential Flat No.3, First Floor, " Vishal Apartment ", Survey No.10/12/6/1, Plot No.3/1, Beside Kute Driving School, Ambad-Trimurti Chowk Link Road, Abhiyanta Nagar, Village – Kamathwade, Taluka & District - Nashik, PIN Code – 422 008, State – Maharashtra, Country – India
3	Type of Building	Residential
4	No. of Floors	Ground + 3 rd Floor
5	Whether stilt / Covered / open parking provided	Open 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	4 Flats on First Floor
14	Methodology adopted	As per visual site inspection



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B.	External Observation of the Building	
1	Plaster	Average
2	Chajjas	Average
3	Plumbing	Average
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 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	Average
6	Maintenance of staircase & cracks	Average

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 First 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 09.11.2023 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

