



Structural Stability Report

Residential Flat No. 05, Third Floor, " **Makrand Apartment** ", Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Mr. Ghanshyam Bhanudas Nerkar. & Name of Owner: Smt. Rajani Bhagwan Khairnar.**

This is to certify that on visual inspection, it appears that the structure of " **Makrand Apartment** " is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 34years.

General Information:

A.	Introduction	
1	Name of Building	" Makrand Apartment "
2	Property Address	Residential Flat No. 05, Third Floor, " Makrand Apartment ", Survey No. 102/ 1/ 1/ 2K, Plot No. 22 + 23B, C.T.S. No. 5869/ 2/ 19, Near Yashwant Hospital, Dindori Naka, Peth Road, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
3	Type of Building	Flat No. 05
4	No. of Floors	Ground + 3rd Upper Floors
5	Whether stilt / podium / 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	1997 (As per Full Occupancy Certificate)
11	Present age of building	26 years
12	Residual age of the building	34years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Flats	2Flats On Third Floor
14	Methodology adopted	As per visual site inspection



Nashik : 4, 1st Floor, Madhusha 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	Normal
2	Chajjas	Normal
3	Plumbing	Normal
4	Cracks on the external walls	Not Found
5	Filling cracks on the external walls	Not 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	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	Normal
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 Third floor which are constructed in year 1997 (As per Full Occupancy Certificate). Estimated future life under present circumstances is about 34 year's subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 29.11.2023 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.

Sharadkumar
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Auth. Sign.



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Actual site Photographs

