Vastu/Nashik/12/2023/005857/ 2304151 23/11-380-RPBS Date: 23.12.2023

**Structural Stability Report**

Residential Flat No.10,Second Floor, **Building No.5 "B"Dhiren Apartment "**, Survey No.24/1/A/3/1/B/1,Shanti Park Road , Village – Agartakali, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India belongs to **Shri.Mahendra Damodar Sonawane.** Name of Proposed Purchaser: **Sau.Anita Laxman Paikrao.**

This is to certify that on visual inspection, it appears that the structure of **" Dhiren Apartment "** is in Average condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 27 years.

**General Information**:

|  |  |  |
| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **" Dhiren Apartment "** |
| 2 | Property Address | Residential Flat No.10,Second Floor, **Building No.5 "B"Dhiren Apartment "**, Survey No.24/1/A/3/1/B/1,Shanti Park Road, Village – Agartakali, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground + 2nd Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Covered 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 | 6’ thick brick walls both sides plastered |
| 9 | Type of Compound | Brick Masonry Walls |
| 10 | Year of Construction | 1990 (As per Occupancy Certificate) |
| 11 | Present age of building | 33 Years |
| 12 | Residual age of the building | 27 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of Flats | 4 Flats On Second 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 | Found |
| 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** |
| The captioned Flat is having Groundfloor which are constructed in year 1990 (As per Occupancy Certificate). Estimated future life under present circumstances is about 27 years’ subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 22.12.2023 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 photograph**







