



Structural Stability Report

Residential Flat No.2A, First Floor, " **Shree Prakash Complex Apartment**", Survey No.649A/1/20, Final Plot No.320, Plot No.9, TP Scheme No.II, Opposite Kulkarni Garden, Racca Colony , Sharanpur Road, Village - Nashik, Taluka & District – Nashik, PIN – 422 005, State – Maharashtra, Country – India belongs to **M/s.Shree Prakash Developers Pvt.Ltd** Name of Proposed Purchaser: **Mr.Rajendra Vinayak Aher**.

This is to certify that on visual inspection, it appears that the structure of " **Shree Prakash Complex Apartment** " is in Good condition and the future life can be reasonably takes under Good condition and with proper periodic repairs & maintenance is about 42 years.

General Information:

A.	Introduction	
1	Name of Building	" Shree Prakash Complex Apartment "
2	Property Address	Residential Flat No.2A, First Floor, " Shree Prakash Complex Apartment ", Survey No.649A/1/20,Final Plot No.320, Plot No.9, TP Scheme No.II, Opposite Kulkarni Garden, Racca Colony , Sharanpur Road, Village - Nashik, Taluka & District – Nashik, PIN – 422 005, State – Maharashtra, Country – India
3	Type of Building	Residential
4	No. of Floors	Ground (Parking) 4 th 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	2006 (as per Occupancy Certificate)
11	Present age of building	18 years
12	Residual age of the building	42 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Flat	3 Flats on First Floor
14	Methodology adopted	As per visual site inspection



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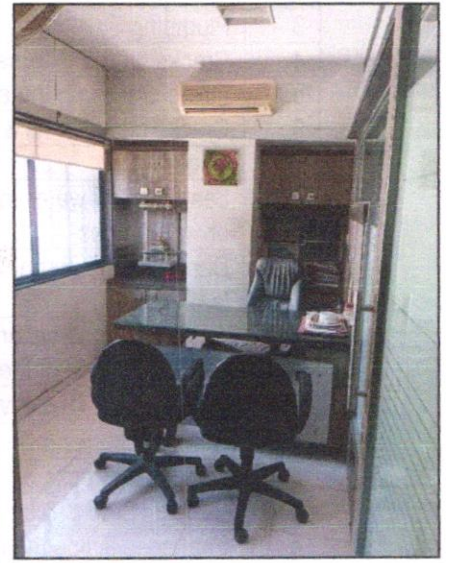
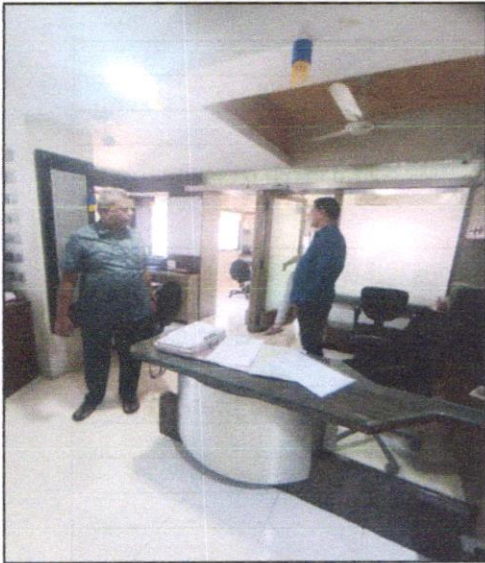
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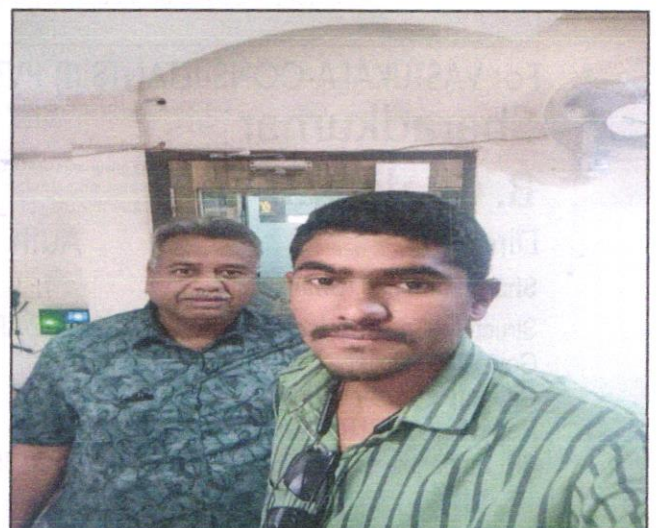
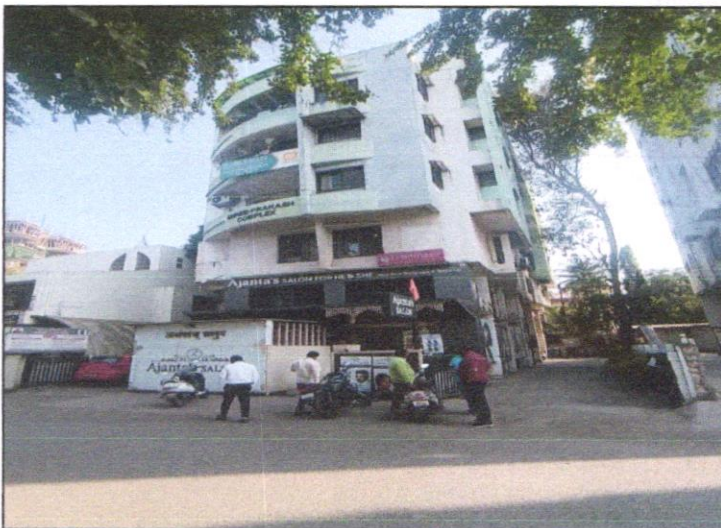
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Actual site Photographs



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B. External Observation of the Building		
1	Plaster	Good
2	Chajjas	Good
3	Plumbing	Good
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	Not Found
10	Any other observation about the condition of external side of the building	The external condition of the structure is in Good 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	Good

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 floor which are constructed in year 2006 (As per Occupancy Certificate). Estimated future life under present circumstances is about 42 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 02.02.2024 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in Good condition & will stand future life subject to proper, preventive periodic maintenance & Good 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

B. Chalikwar

Director

Sharadkumar B. Chalikwar

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Govt. Reg. Valuer

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SBI Empanelment No.: SME / TCC / 2021 – 22 / 85 / 13

Digitally signed by Sharadkumar B.

Chalikwar

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