

Structural Stability Report

Residential Flat No. 5, 2nd Floor, "**Rajashree Sadan Apartment**", Behind Hotel Triton, Plot No. 70, Mumbai-Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, 422003, State - Maharashtra, India belongs to **Shri. Pravin Haribhai Patel**. Name of Proposed Purchaser is **Sau. Rakshaben Bechar Raviya**.

This is to certify that on visual inspection, it appears that the structure of "**Rajashree Sadan Apartment**" is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 40 years.

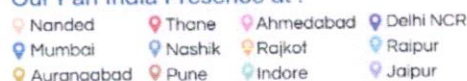
General Information:

A.	Introduction	
1	Name of Building	" Rajashree Sadan Apartment "
2	Property Address	Residential Flat No. 5, 2nd Floor, " Rajashree Sadan Apartment ", Behind Hotel Triton, Plot No. 70, Mumbai-Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, 422003, State - Maharashtra, India.
3	Type of Building	Residential Flat No. 5
4	No. of Floors	1 Basement + Ground + 3 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	1998 (As per Full Occupancy Certificate)
11	Present age of building	26 years
12	Residual age of the building	34 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Units	2 nd Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection



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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	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	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 1998 (As per occupancy certificate). Estimated future life under present circumstances is about 40 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 08.12.2024 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.

Manoj
Chalikwar

Digitally signed by Manoj Chalikwar
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Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.20 16:13:43 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1759

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

Encl: Valuation report.



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ACTUAL SITE PHOTOGRAPHS

