Vastu/Nashik/02/2025/014574/2310764

26/16-414-RYRJ

Date: 26.02.2025

**Structural Stability Report**

Residential Flat No. 08, 2nd Floor, **" Shivratn Apartment "**, Survey No - 241/ 1C+ 1A/ 1-1/ 3-13, Plot No. 13, Jangalidas Maharaj Garden, Vaiduwadi, , Off Vani - Dindori Road, Village - Mhasrul, Taluka - Nashik, District -Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to **Shri. Vidya Prakash Suryawanshi**. Name of Proposed Purchaser is **Shri. Vivek Manohar Bhavsar.**

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

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **" Shivratn Apartment "** |
| 2 | Property Address | Residential Flat No. 08, 2nd Floor, **" Shivratn Apartment "**, Survey No - 241/ 1C+ 1A/ 1-1/ 3-13, Plot No. 13, Jangalidas Maharaj Garden, Vaiduwadi, , Off Vani - Dindori Road, Village - Mhasrul, Taluka - Nashik, District -Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. |
| 3 | Type of Building | Flat No. 8 |
| 4 | No. of Floors | Ground + 2 Uppers Floor |
| 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 | 1997 (As per Part 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 | 2 Flats on Second Floor |
| 14 | Methodology adopted | As per visual site inspection |

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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 | Found |
| 5 | Filling cracks on the external walls | 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 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 |

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| --- | --- | --- |
| **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 Ground floor which are constructed in year 1997 (As per Part Occupancy Certificate). Estimated future life under present circumstances is about 32 years’ subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 22.02.2025 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. | |

## Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

**Actual site photographs**

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