

Er. Y.R. SHANKAR KUMAR REDDY

B.E,M.I.E,F.I.V,M.Sc(REV)

Govt. Regd. Valuer, Consulting Engineer & Chartered Engineer
Address: 1-10-32, welkin Park, 405 E Block, Begumpet, Hyderabad-16.

Email: skreddyyr@gmail.com

Ref : Vista/001/2022-23

Date :20-01-2023

INSPECTION REPORT
TO WHOM SO EVER IT MAY CONCERN.

M/s. Vista Homes a registered partnership firm having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Late Shri. Satish Modi has requested to issue certificate of completion of their residential group housing project viz., Vista Homes” consisting 381 (Three Hundred and Eighty One only) flats/apartments situated at Sy. Nos. 193, 194 & 195, Kapra Village, GHMC Kapra Circle, Keesara Revenue Mandal, Medchal Malkajgiri District, Telangana and the following documents/plans/information submitted to me to give a detailed report.

- i. Building permits order.
- ii. Building permit plans.
- iii. Fire provisional NOC.
- iv. Fire final NOC.
- v. Electricity sanction permits.
- vi. Water connection sanction order
- vii. Working drawing of all blocks and site layout.
- viii. Structural drawings of all blocks + basement.
- ix. Brochure of project.
- x. Design of septic tank.
- xi. Schematic plan of water supply.
- xii. Schematic plan of electric power supply.
- xiii. Parking plan.
- xiv. Occupancy certificates.

As per the documents/information submitted to me they have obtained group housing building permission (gated community) from GHMC vide file No. 24386/11/04/2012 and Permit No.17811/HO/EZ/Cir-1/2012 dated 11.12.2012 and revised file No.232180/10/07/ 2019/ HO and permit No. 53600/HO/EZ/Cir-1/2016 dated 04.04.2020.

I have studied all the documents/records and have thoroughly inspected the site along with their representative Mr. Venkata Ramana Reddy. (PAN : AHNPC8363Q, Ph No: 9393381666)

1. Photographs of the clubhouse showing all rooms, common amenities, swimming pool, drive ways, peripheral road, central landscaping are attached herein and found to be of reasonably good quality and fully functional, subject normal wear and tear.
2. I have inspected all 9 (nine) blocks and photographs of the same are attached herein. I have visited 5 flats at random in the total project and the quality of construction was found to be good.
3. All amenities and facilities are provided to all the blocks and flats and the details of amenities and utilities are hereunder:
 - a. Electric panel room – found to be in order.
 - b. Two (2) generators of 125 & 82.5 capacity – found to be in working condition
 - c. 19 (Nineteen) lifts were inspected and found to be in working condition.
 - d. Water supply through borewells, municipal water sumps, septic tank and OHTs were inspected and found to be in working condition as on date. The capacities of sumps and OHTs are given here under:

Y.R. Shankar Kumar Reddy
B.E,M.I.E,F.I.V
Govt. Regd. Valuer Cat 1/246/95
Chartered Engineer M/111440/3
Ph: 98490 i5054

S.No	Municipal water sumps/ borewell / OHT	Type/depth/usage	Capacity in ltrs/HP
1.	Sump-1 under Club House	For borewell water	50,000
2.	Sump-2 under Club House	For Municipal Water	25,000
3.	Sump-3 under Club House	For Fire Safety purpose	25,000
4.	Sump-4 in East side Lawn	For Municipal Water	50,000
5.	Sump-5 under Club House	Un -used	50,000
6.	Borewell - 1	800 ft depth	3 HP
7.	Borewell - 2	300 ft depth	3 HP
8.	Borewell - 3	600 ft depth	3 HP
9.	Borewell - 4	600 ft depth	3 HP
10.	Borewell - 5	1000 ft depth	3 HP
11.	Borewell - 6	1000 ft depth	3 HP
12.	O.H.T-3 Nos on Block A	2 nos for bore water 1 no for municipal water	20,000 10,000
13.	O.H.T-3 Nos on Block B	2 nos for bore water 1 no for municipal water	20,000 10,000
14.	O.H.T- 3 Nos on Block H	2 nos for bore water 1 no for municipal water	20,000 10,000
15.	O.H.T- 3 Nos on Block I	2 nos for bore water 1 no for municipal water	20,000 10,000
16.	O.H.T- 2 Nos on Block C	1 no for bore water 1 no for municipal water	15,000 15,000
17.	O.H.T- 2 Nos on Block D	1 no for bore water 1 no for municipal water	15,000 15,000
18.	O.H.T- 2 Nos on Block E	1 no for bore water 1 no for municipal water	15,000 15,000
19.	O.H.T- 2 Nos on Block F	1 no for bore water 1 no for municipal water	15,000 15,000
20.	O.H.T- 2 Nos on Block G	1 no for bore water 1 no for municipal water	15,000 15,000
21.	O.H.T-3 Nos on Club House	1 no for bore water 1 no for municipal water 1 no for fire safety	15,000 15,000 25,000
21	Septic Tank	-	4,70,000

- e. The connection of sewage to septic tank was found to be in order. Appropriate size septic tanks have been provided. However, the septic tanks are full and need to be cleaned for them to be properly functional.
- f. Parking – One car parking was provided per flat. The entire parking area was constructed well and in top working order.

Y.R. Shankar Kumar Reddy
B.E. M.E. FIV
Govt. Regd. Valuer Cat 1/246/95
Chartered Engineer M/111440/3
Ph: 9849015054

- g. 12 nos.of rainwater harvesting structures were provided. However, they are in need of urgent repairs/maintenance for them to work properly.
- h. Compound wall, gates and security kiosk – appropriately provided.
- i. Garbage room - appropriately provided.
- j. R.O Plant –provided
- k. Working drawings of Rainwater Harvesting Pits ,Septic tanks, sumps and drinking water lines are enclosed herein

As per my inspection on 13-01-2023, that company / Builder have completed all infrastructural facilities as furnished in their brochure and as per sanction accorded from GHMC.

Hence this report issued.

NOTES AND DISCLAIMER:

- a) Ownership and other legal aspects are subject to verification of original documents and legal opinion.
- b) This report should be used for the intended purpose only. If used otherwise the person/ party / institution would be doing at their own risk. I am not liable for any losses incurred due to wrong or un authorized/ un intended use of this report
- c) Confirmation on authenticity of ownership of the property through genuine documents & title is not in the scope and purview of this report.
- d) It is clearly understood that, we will not be asked to appear any agency or court with respect to this opinion.
- e) This opinion is given on specific request of the client and has no legal/Contractual liability on our part. Any query may be raised within one year since, it is not our practice to preserve details beyond this period

DECLARATION:

I hereby declare that:

- a. The information furnished is true and correct to the best of my knowledge and belief.
- b. The property was inspected by us on 13-01-2023
- c. The undersigned does not have any direct/indirect interest in the above property
- d. I have not been found guilty of misconduct in my professional capacity.


Y.R.Shankar Kumar Reddy

Govt. Regd. Valuer & Chartered Engineer

Y.R. Shankar Kumar Reddy
B.E.,M.I.E.,F.I.V.
Govt. Regd. Valuer Cat 1/246/95
Chartered Engineer M/111440/3
Ph: 9849015054

Place: Hyderabad

Date: 20-01-2023.

Encl : Photographs of the property