

Structural Stability Report Prepared For: BOB / Mumbai Naka Parisar Nashik Branch / Shri. Dipesh Vijay Joshi & Other(30767/2300138) Page 1 of 3

Vastu/Nashik/04/2024/30767/2300138
18-06-135-RPV
Date: 18.04.2023

Structural Stability Report

Residential Flat No. 9, 2nd Floor, "Rajeshwari Co-op. Hsg. Soc. Ltd.", Survey No. 192 / 2, Plot No. 22, Shakti Nagar, Hirawadi, Village – Nashik, Taluka – Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs Name of Owner: **Shri. Mohanlal Ladharam Patel**. Name of Proposed Purchaser: **Shri. Dipesh Vijay Joshi & Smt. Sheetal Dipesh Joshi**.

This is to certify that on visual inspection, it appears that the structure of "Rajeshwari Co-op. Hsg. Soc. Ltd" is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 33 years.

General Information:

A.	Introduction	
1	Name of Building	"Rajeshwari Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 9, 2 nd Floor, "Rajeshwari Co-op. Hsg. Soc. Ltd.", Survey No. 192 / 2, Plot No. 22, Shakti Nagar, Hirawadi, Village – Nashik, Taluka – Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
3	Type of Building	Flat No. 9
4	No. of Floors	Ground + 2 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	1996 (As per Occupancy Certificate)
11	Present age of building	27 years
12	Residual age of the building	33 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Flats	4 Flats on 2 nd 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	Found
7	Vegetation	Not Found
8	Leakages of water in the drainage pipes or water pipes	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	External Wall Plaster and Painting Condition is Good.
6	Maintenance of staircase & cracks	Normal

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 2nd floor which are reconstructed in year 1996 (As per Occupancy Certificate). Estimated future life under present circumstances is about 33 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 28.03.2023 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.</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.

C.M.D. Auth. Sign

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Actual site photographs



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