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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, 2ndFloor, "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, 2ndFloor, "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 10010
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 <sup>nd</sup> Floor
14	Methodology adopted	As per visual site inspection



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564



Mumbai 💡 Aurangabad Thane 💡 Nanded **?** Nashik Delhi NCR

Pune Indore 🕈 Ahmedabad 💡 Jaipur

💡 Rajkot **♀** Raipur Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

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B.	External O	bservation 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	Found
	or water pipes	
9	Dampness external in the wall due to	Found
	leakages	
10	Any other observation about the	The external condition of the structure is in Average
	condition of external side of the building	condition
С	Internal Observation of the comm	on 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	Con	nmon Observation
1		As per bye Laws No. 77 of Co-Op. Societies bye Laws
	- Laws No. 77 of the Model Bye Laws	under the Act the society shall conduct a Structural Audit
	(Co-Operative Societies Act / Rules)	of the building of the society as follows
2	Remark	-

## **E** Conclusion

The captioned Flat is having 2<sup>nd</sup>floorwhichareconstructed 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.

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.

Our Observations about the structure are given above.

The above assessment is based on visual inspection only.

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

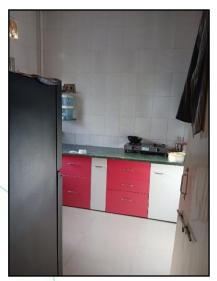




## **Actual site photographs**











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