

Vastu/Nashik/06/2023/31706/2301089

15/16-194-CHV

Date: 15.06.2023

Structural Stability Report

Residential Land and House on Tenement No. N- 32-F-1/17/2, Ground + First Floor, 3rd Scheme, Paush, Sector F/1, Near Saptashrungi Devi Mandir, Shanti Nagar, Lekha Nagar, CIDCO, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India belongs **Mr. Vashishta Ramsundar Sharma, Mr. Yogendra Ramsundar Sharma & Mrs. Banato Devi Sharma**. Name of Proposed Purchaser: **Mr. Jamal Mustkim Chaudhary**.

This is to certify that on visual inspection, it appears that the structure of "**Residential Land and House on Tenement No. N-32-F-1/17/2**" is in good condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 22 Years - Ground Floor, 60 Years- First Floor.

General Information:

A.	Introduction	
1	Tenement Number	Residential Land and House on Tenement No. N- 32-F-1/17/2
2	Property Address	Residential Land and House on Tenement No. N- 32-F-1/17/2, Ground + First Floor, 3 rd Scheme, Paush, Sector F/1, Near Saptashrungi Devi Mandir, Shanti Nagar, Lekha Nagar, CIDCO, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India
3	Type of Building	Residential
4	No. of Floors	Ground Floor + First 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	1985 -Ground Floor (As per Possession Receipt) 2023 - First Floor (As per Site Information)
11	Present age of building	38 Years - Ground Floor New Construction - First Floor
12	Residual age of the building	22 Years - Ground Floor 60 Years- First Floor (Subject to proper, preventive periodic maintenance & structural repairs.)
13	No. of Tenement	1 Tenement
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	Not Found
10	Any other observation about the condition of external side of the building	The external condition of the structure is in Good 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	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 Tenementis having Ground + First Floor which are constructed in year 1985-Ground Floor (As per Possession Receipt) 2023 - First Floor (As per Site Information). Estimated future life under present circumstances is about 22 Years - Ground Floor, 60 Years - First Floor. (Subject to proper, preventive periodic maintenance & structural repairs)</p> <p>The inspection dated 01.06.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in good condition & will stand future life subject to proper, preventive periodic maintenance & 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.

Director

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

Auth. Sign.

Actual site photographs

