Vastu/Nashik/12/2023/005887/ 2304189 26/9-418-RPBS Date: 26.12.2023

**Structural Stability Report**

Residential Land and Bungalow on **Plot No.9**, Ground Floor,Survey No.70A/1, Sahyadri Nagar, Milind Nagar , Mumabi Agra Road, At –Igatpuri,Taluka – Igatpuri, District – Nashik,Pin Code – 422 403, State - Maharashtra, Country – India belongs **Shri.Sanjay Bhimrao Nikam & Shri.Bhimrao Namdeo Sapkale** &Name of Proposed Purchaser: **Shri.Suraj Pandurang Jadhav & Sau.Ankita Suraj Jadhav.**

This is to certify that on visual inspection, it appears that the structure of **" Bungalow on Plot No.9 "** is in Poor condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 20 years.

**General Information**:

|  |  |  |
| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **" Bungalow on Plot No.9 "** |
| 2 | Property Address | Residential Land and Bungalow on Plot No.9, Ground Floor,Survey No.70A/1, Sahyadri Nagar, Milind Nagar , Mumabi Agra Road, At –Igatpuri,Taluka – Igatpuri, District – Nashik,Pin Code – 422 403, State - Maharashtra, Country – India |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground Floor |
| 5 | Whether stilt / podium / open parking provided | Covered Car Parking |
| 6 | Type of Construction | Load Bearing Structure |
| 7 | Type of Foundation | Load Bearing |
| 8 | Thickness of the External Walls | 6’ thick brick walls both sides plastered |
| 9 | Type of Compound | Brick Masonry Walls |
| 10 | Year of Construction | 1993 (As per Occupancy Certificate) |
| 11 | Present age of building | 30 Years |
| 12 | Residual age of the building | 20 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | Plot No | Residential Land and Bungalow on Plot No.9 |
| 14 | Methodology adopted | As per visual site inspection |

|  |  |  |
| --- | --- | --- |
| **B.** | **External Observation of the Building** | |
| 1 | Plaster | Poor |
| 2 | Chajjas | Poor |
| 3 | Plumbing | Poor |
| 4 | Cracks on the external walls | Yes Found |
| 5 | Filling cracks on the external walls | Yes Found |
| 6 | Cracks on columns & beams | Yes Found |
| 7 | Vegetation | Yes Found |
| 8 | Leakages of water in the drainage pipes or water pipes | Yes Found |
| 9 | Dampness external in the wall due to leakages | Yes Found |
| 10 | Any other observation about the condition of external side of the building | The external condition of the structure is in Poor condition |
| **C** | **Internal Observation of the common areas of the building and captioned premises** | |
| 1 | Beams (Cracks & Leakages) | Yes Found |
| 2 | Columns (Cracks & Leakages) | Yes Found |
| 3 | Ceiling (Cracks & Leakages) | Yes Found |
| 4 | Leakages inside the property | Yes Found |
| 5 | Painting inside the property | Poor |
| 6 | Maintenance of staircase & cracks | Poor |

|  |  |  |
| --- | --- | --- |
| **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 Bungalow is having Groundfloor which are constructed in year 1993 (As per Occupancy Certificate). Estimated future life under present circumstances is about 20 years’ subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 22.12.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in Poor l condition & will stand future life subject to proper, preventive periodic maintenance & Poor 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

**Actual site photograph**







