



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



Our Pan India Presence at :

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	
<p>The captioned Bungalow is having Ground floor 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.</p> <p>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 I condition & will stand future life subject to proper, preventive periodic maintenance & Poor 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.

**Manoj
Chalikwar**
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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.26 15:40:12 +05'30'

Auth. Sign.



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Actual site photograph

