

Structural Stability Report

Residential Flat No.7, First Floor, " Khatod Park Co.Op.Hsg.Society.Ltd.Nashik", Survey No.91/1/4, Plot No.3, Near Tupe Motor Driving School, Madhuban Colony , Makhmalabad Road , Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri.Balkrushna Subhash Ranmale**.

This is to certify that on visual inspection, it appears that the structure of " Khatod Park Co.Op.Hsg.Society.Ltd.Nashik " is in Average condition and the future life can be reasonably takes under Average condition and with proper periodic repairs & maintenance is about 33 years.

General Information:

A.	Introduction	
1	Name of Building	" Khatod Park Co.Op.Hsg.Society.Ltd.Nashik "
2	Property Address	Residential Flat No.7, First Floor, " Khatod Park Co.Op.Hsg.Society.Ltd.Nashik", Survey No.91/1/4, Plot No.3, Near Tupe Motor Driving School, Madhuban Colony , Makhmalabad Road , Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
3	Type of Building	Flat No.7
4	No. of Floors	Ground + 2 nd Upper Floors
5	Whether stilt / podium / open parking provided	Covered 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	1997 (As per Part 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	6 Flats on Ground Floor
14	Methodology adopted	As per visual site inspection



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Our Pan India Presence at :

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B. External Observation of the Building		
1	Plaster	Average
2	Chajjas	Average
3	Plumbing	Average
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 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	Average
6	Maintenance of staircase & cracks	Average

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 Ground floor which are constructed in year 1997 (As per Part 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 12.01.2024 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.

Sharadkumar

Digitally signed by Sharadkumar B. Chalikwar

B. Chalikwar

DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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Date: 2024.01.12 15:16:35 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

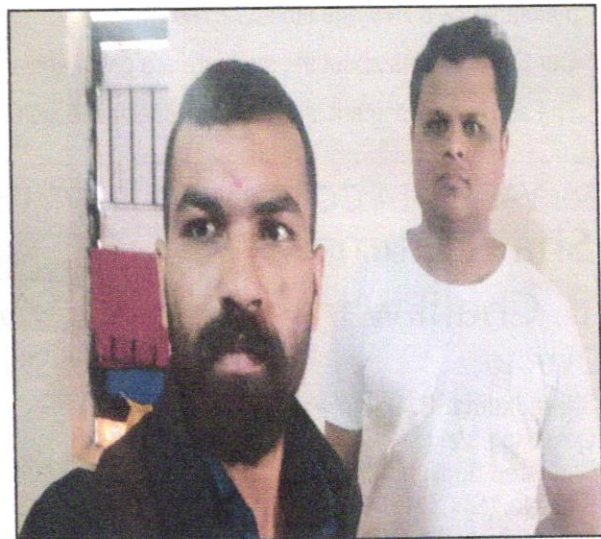
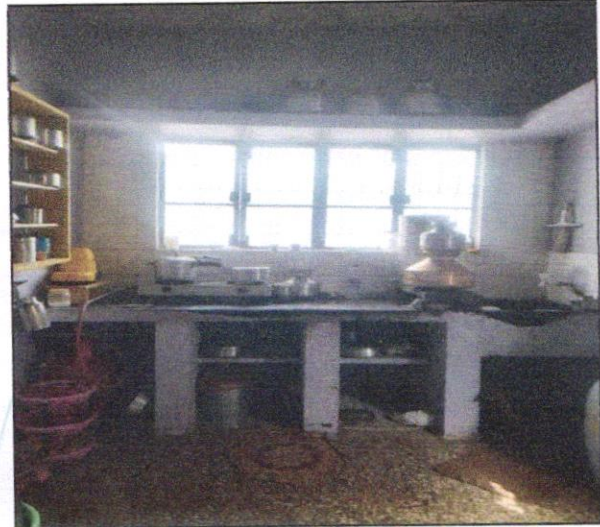
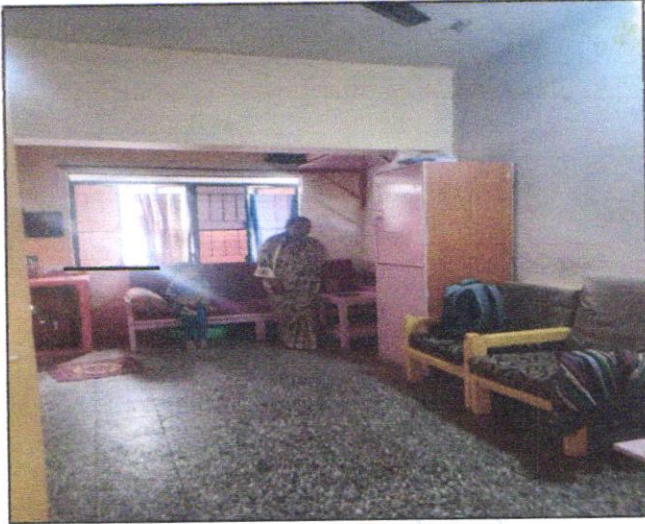
Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Actual site photographs



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 03, Second Floor, " **Samruddhi Exclusive Apartment** ", Survey No. 181/ A/ 2/ A/ 1, Plot No. 18, Opp. To Dave Farsan Mart, Damodar Nagar, Hirawadi Road, Adgaon Naka, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Kiran Kashinath Kapadane & Sau. Aasha Kiran Kapadane.**

Boundaries of the property.

Boundaries	Building	Flat
North	Colony Road	Marginal Space
South	Ayurveda Establishmnet	Staircase, & Flat No. 05
East	Hirawadi Road	Flat No. 04
West	Garden	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 40,60,800.00 (Rupees Forty Lakh Sixty Thousand Eight Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
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