

Structural Stability Report Prepared For: BOM / Canada Corner Branch, Nashik / Mr. Deelip Murlidhar Rahane (006660/2304756) Page 1 of 4

Vastu/Nashik/01/2024/006660/2304756  
31/9-458 -RPBS  
Date: 31.01.2024

## Structural Stability Report

Commercial Existing Building "Hotel Kubera" Plot No. 2, City Survey No. 6707, Final Plot No. 190, T. P. S. No. 2, Near Trimbak Naka Road, Old Agra Road, Shivaji Udyan, Village - Nashik, Taluka & Dist - Nashik, Pin Code – 422 002, State - Maharashtra, Country - India belongs to **Mr. Deelip Murlidhar Rahane**.

This is to certify that on visual inspection, it appears that the structure of "Hotel Kubera" is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 40 years.

### General Information:

A.	Introduction	
1	Name of Building	"Hotel Kubera"
2	Property Address	Commercial Existing Building "Hotel Kubera" Plot No. 2, City Survey No. 6707, Final Plot No. 190, T. P. S. No. 2, Near Trimbak Naka Road, Old Agra Road, Shivaji Udyan, Village - Nashik, Taluka & Dist - Nashik, Pin Code – 422 002, State - Maharashtra, Country – India.
3	Type of Building	Commercial
4	No. of Floors	Basement + Ground + 1 <sup>st</sup> + 2 <sup>nd</sup> Floor / Terrace 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	1990 (As per Full Occupancy Certificate)
11	Present age of building	33 years
12	Residual age of the building	27 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Flats	-
14	Methodology adopted	As per visual site inspection



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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<b>B. External Observation of the Building</b>		
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 Average condition
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
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

<b>D Common Observation</b>		
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	-

<b>E Conclusion</b>	
<p>The captioned Bungalow is having Ground + 1<sup>st</sup> floor which are constructed in year 1990 (As per Full Occupancy Certificate). Estimated future life under present circumstances is about 27 years' subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 29.01.2024 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

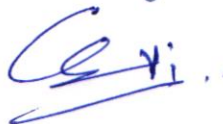
Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar,  
 o=Vastukala Consultants (I) Pvt. Ltd.,  
 ou=CMD, email=cmd@vastukala.org, c=IN  
 Date: 2024.01.31 15:58:40 +05'30'

Auth. Sign.



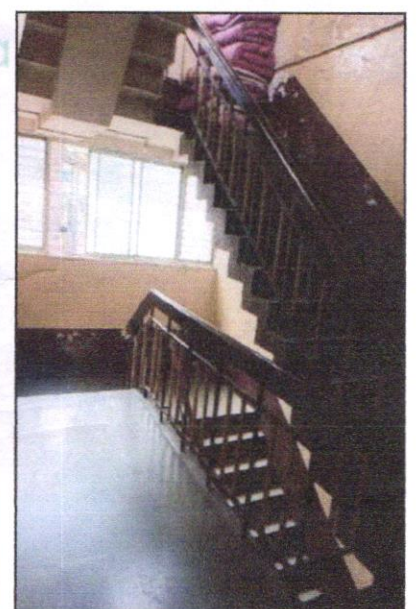
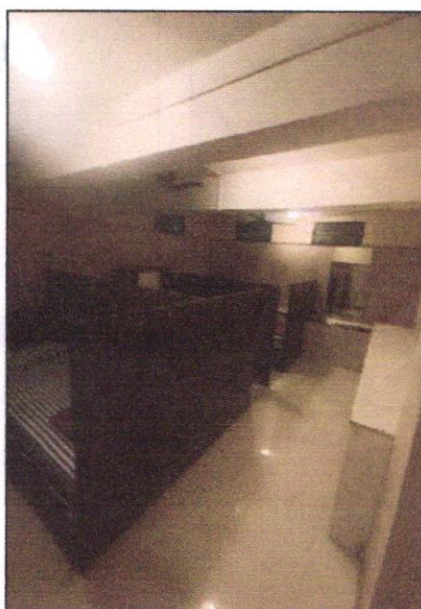
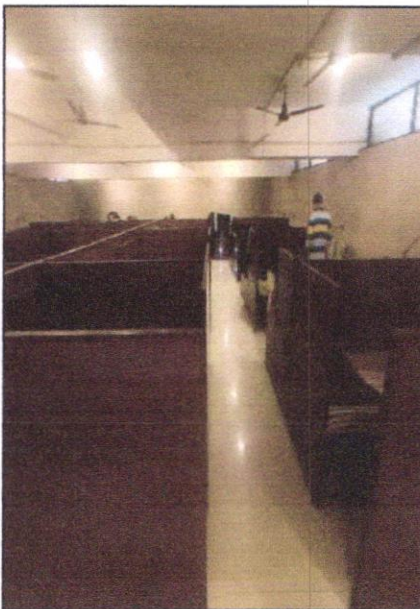
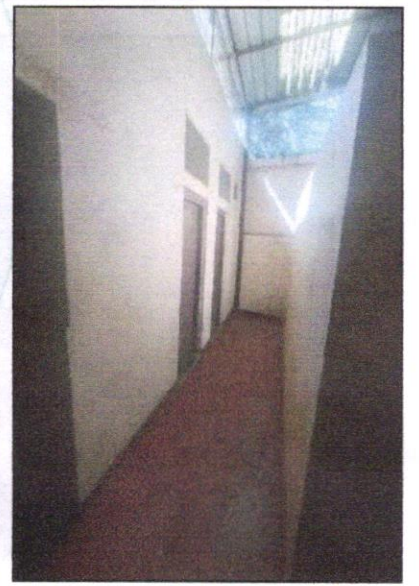
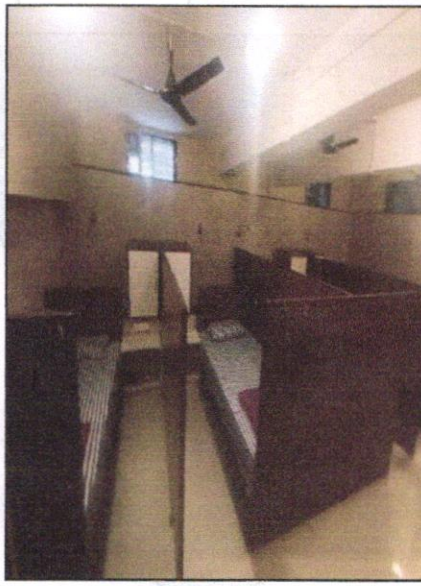
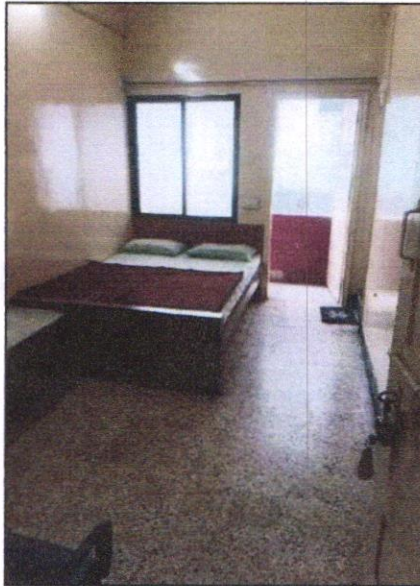
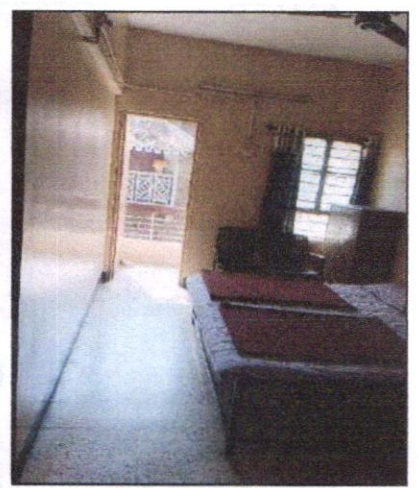
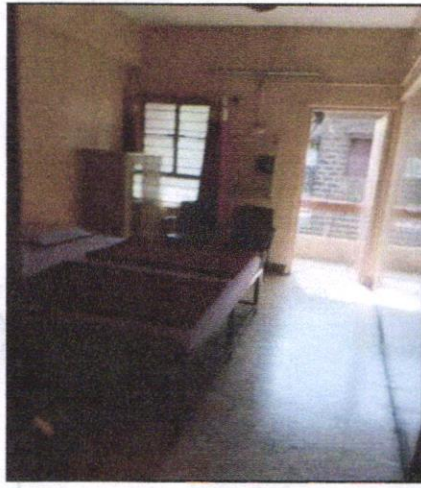
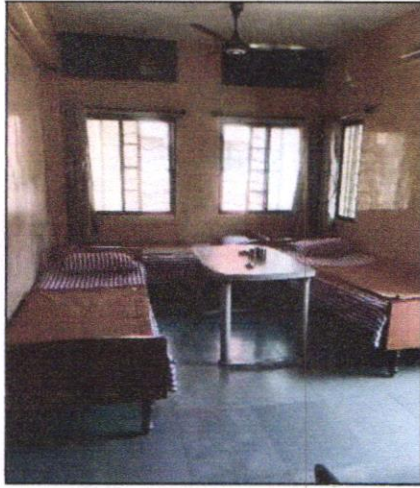

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## Actual Site Photographs



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