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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/04/2024/008391/2306081

25/6-220 -RPBS

Date: 25.04.2024

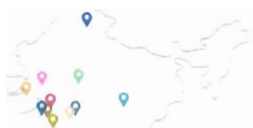
Structural Stability Report

Residential Row House No.11, Ground + First Floor, "New Panchajyoti Co. Op. Hsg. Soc. Limited", Survey No.5/2/3C/1+8/1, Near Bharat Petrol Pump, New Panchjayoti Road, Vijay Nagar, Vijay Nagar Link Road, Deolali Cantonment Board, Village – Bhagur , Taluka & District - Nashik, PIN Code - 422 502, State - Maharashtra, Country - India belongs **Shri. Nandu Ramnath Harak.**

This is to certify that on visual inspection, it appears that the structure of "New Panchajyoti Co. Op. Hsg. Soc. Limiteds" 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	" New Panchajyoti Co. Op. Hsg. Soc. Limited "
2	Property Address	Residential Row House No.11, Ground + First Floor, "New Panchajyoti Co. Op. Hsg. Soc. Limited", Survey No.5/2/3C/1+8/1, Near Bharat Petrol Pump, New Panchjayoti Road, Vijay Nagar, Vijay Nagar Link Road, Deolali Cantonment Board, Village – Bhagur, Taluka & District - Nashik, PIN Code - 422 502, State - Maharashtra, Country – India.
3	Type of Building	Residential Row House No.11
4	No. of Floors	Ground + First Floor
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	2004 (As Per Completion Certificate)
11	Present age of building	20 Years
12	Residual age of the building	40 Years Subject to proper, preventive periodic maintenance & structural repairs.
13	Number of Dwelling units in the Row House	20 Row Houses in A -Type
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 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	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 Flat is having Ground floor which are constructed in year 2004 (As per Full Occupancy Certificate). Estimated future life under present circumstances is about 40 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 03.02.2024 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
B. Chalikwar**
Director

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: 2024.04.25 15:13:18 +05'30'



Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



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Actual site Photographs

