

Structural Stability Report

Residential Land and Bungalow On Plot No. 09, Ground + First Floor, Survey No. 85/ 1A /2 / 1+2/ 85/ 1A/ 3/ 1+2/ 9, Near Chandrama Maternity Home, Janata Raja Colony, Naikwadipura, Off Makhmalabad Road, Village – Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri. Sahebrao Arjun Mahanubhav.**

This is to certify that on visual inspection, it appears that the structure of Plot No. 09 is in Good condition and the future life can be reasonably takes under Good condition and with proper periodic repairs & maintenance is about 42 years.

General Information:

A.	Introduction	
1	Name of Building	Residential Land and Bungalow On Plot No. 09
2	Property Address	Residential Land and Bungalow On Plot No. 09, Ground + First Floor, Survey No. 85/ 1A /2 / 1+2/ 85/ 1A/ 3/ 1+2/ 9, Near Chandrama Maternity Home, Janata Raja Colony, Naikwadipura, Off Makhmalabad Road, Village – Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India.
3	Type of Building	Residential Land and Bungalow On Plot No. 09
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	2006 (As per Occupancy Certificate)
11	Present age of building	18 years
12	Residual age of the building	42 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Bungalow	Independent Residential Bungalow
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 Good 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	Good
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 2006 (As per Occupancy Certificate). Estimated future life under present circumstances is about 42 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 24.04.2024 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in Good 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.**

**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
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.03 15:45:53 +05'30'

Auth. Sign.



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1 ACTUAL SITE PHOTOGRAPHS



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