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Vastu/Nashik/05/2024/008988/2306506 29/4-366-RPBS Date: 29.05.2024

Structural Stability Report

Residential Unit No. Six-Pearls-1, Ground + Stilt + First Floor, "Six-Pearls", Survey No. 712/2-A + 2-D, Plot No. 45 + 46, Opp. Colony Garden & Genius Tots Preschool, D-Souza Colony, Gangapur Road, Village - Nashik City-3, Taluka & District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India belongs Shri. Suresh Choithram Gurnani Name of Proposed Purchaser: Sau. Shobha Supadu Patil.

This is to certify that on visual inspection, it appears that the structure of "Six-Pearls" 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	"Six-Pearls"
2	Property Address	Residential Unit No. Six-Pearls-1, Ground + Stilt + First Floor, "Six-Pearls", Survey No. 712/2-A + 2-D, Plot No. 45 + 46, Opp. Colony Garden & Genius Tots Preschool, D-Souza Colony, Gangapur Road, Village – Nashik City-3, Taluka & District - Nashik, PIN Code - 422 005, State - Maharashtra, Country – India.
3	Type of Building	Residential Unit No. Six-Pearls-1
4	No. of Floors	Ground + Stilt + 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	1995 (As per Full Occupancy Certificate)
11	Present age of building	29 years
12	Residual age of the building	31 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Units	6 Row Bungalows
14	Methodology adopted	As per visual site inspection

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Our Pan India Presence at:

Nanded Mumbai

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Nashik Rajkot

Raipur



B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India





B.	External O	bservation 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	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	- 7 / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2 /	

E Conclusion

The captioned Flat is having Ground floor which are constructed in year 1995 (As per Full Occupancy Certificate). Estimated future life under present circumstances is about 31 years' subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 26.03.2024 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.

Our Observations about the structure are given above.

The above assessment is based on visual inspection only.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.05.29 17:06:32 +05'30'

Auth

Director

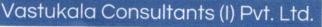
Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1759

SBI Empanelment No.: SME/TCC/2021-22/86/3



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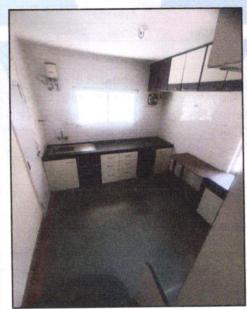
Actual site Photographs





















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