

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report / SBI / Sharanpur Road Branch / Sau. Shobha Supdu Patil (008988/2306506) Page 1 of 3

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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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| 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 | 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 1995 (As per Full Occupancy Certificate). Estimated future life under present circumstances is about 31 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>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.</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-1759

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Auth. Sign.



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Actual site Photographs

