

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 1992 (As per Possession Receipt). Estimated future life under present circumstances is about 28 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 13.07.2024 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.13 17:42:52 +05'30'

Auth. Sign

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBB/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation Report.



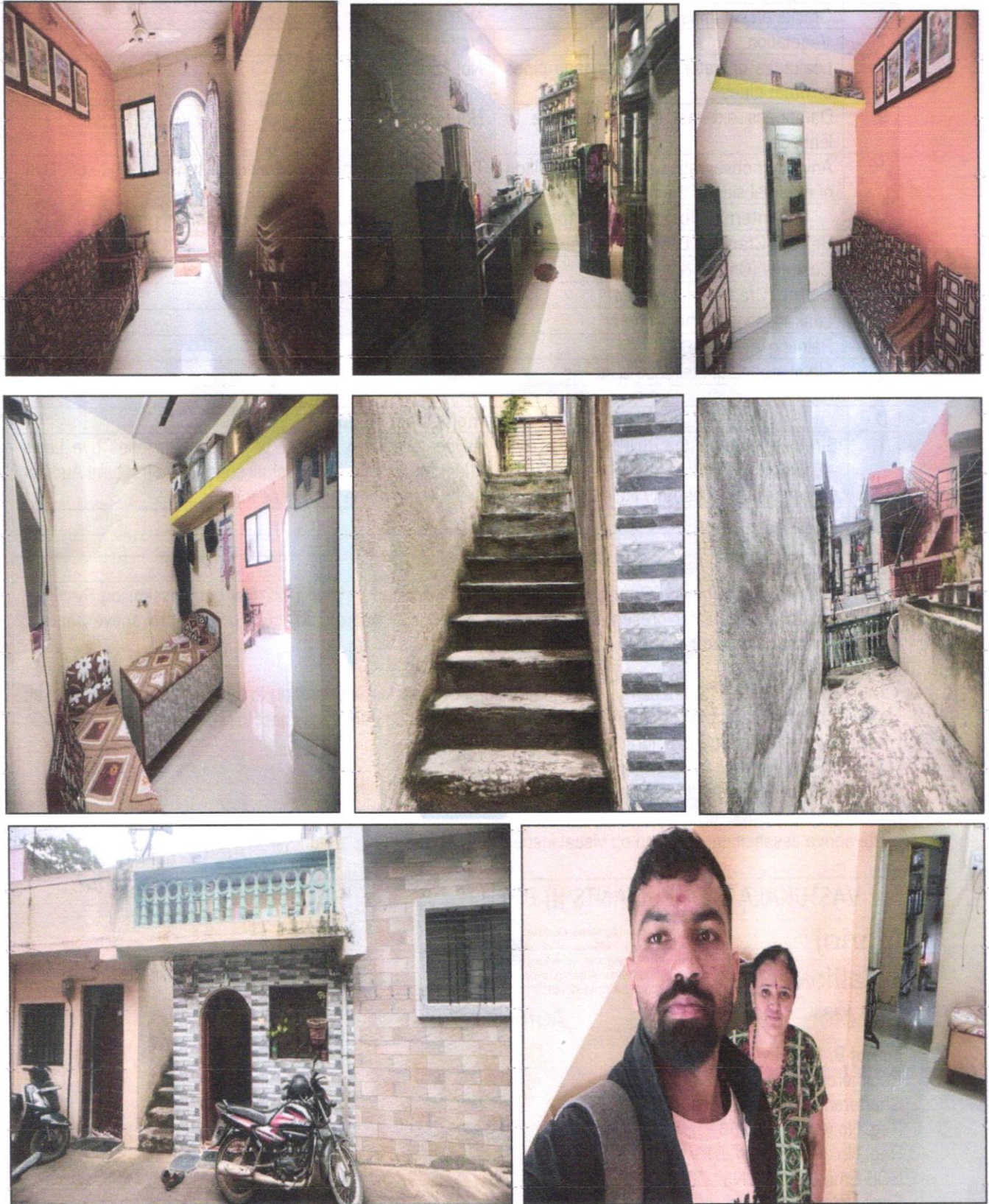
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Vastu/Nashik/07/2024/009906/2307222

13/16-226-RPBS

Date: 13.07.2024

Structural Stability Report

Residential Land and House on **Tenement No. N42/C/B-3/01/07**, Ground + First Floor, Fourth Scheme, Neighborhood Chaitra Sector, Behind Dr.Hedgewar Hall, Shivshakti Nagar, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India belongs **Shri.Vinayak Ashok Patil & Shri.Ashok Hilal Patil & Sau.Sangeeta Ashok Patil.**

This is to certify that on visual inspection, it appears that the structure of "**Tenement No. N42/C/B-3/01/07**" is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 28 years.

General Information:

A.	Introduction	
1	Name of Building	" Tenement No. N42/C/B-3/01/07 "
2	Property Address	Residential Land and House on Tenement No. N42/C/B-3/01/07 , Ground + First Floor, Fourth Scheme, Neighborhood Chaitra Sector, Behind Dr.Hedgewar Hall, Shivshakti Nagar, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India
3	Type of Building	Residential Land and House on Tenement No. N42/C/B-3/01/07
4	No. of Floors	Ground + First 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	1992 (As per Occupancy Certificate)
11	Present age of building	32 years
12	Residual age of the building	28 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Units	Residential Land and House on Tenement No. N42/C/B-3/01/07
14	Methodology adopted	As per visual site inspection



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel.: +91.253.4068262/98903.80564

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Regd. Office

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

📞 +91 22 47495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

