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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 1 of 3

Vastu/Nashik/08/2024/010563/2307691

13/15-169 -RPBS

Date: 13.08.2024

Structural Stability Report

Residential Land and House on **Tenement No.N-53/V/H/16/3**, Ground + First Floor, Fifth Scheme, Neighborhood Vaishakh Sector, Behind Shree Swami Samarth Kendra , Patil Nagar , Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India belongs **Smt.Ratnabai Shantaram Wani**
Name of Proposed Purchaser: **Shri.Yash Sunil Saundane**.

This is to certify that on visual inspection, it appears that the structure of "**Tenement No.N-53/V/H/16/3**" is in normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 26 years.

General Information:

| A. | Introduction | |
|----|--|--|
| 1 | Name of Building | " Tenement No.N-53/V/H/16/3 " |
| 2 | Property Address | Residential Land and House on Tenement No.N-53/V/H/16/3 , Ground + First Floor, Fifth Scheme, Neighborhood Vaishakh Sector, Behind Shree Swami Samarth Kendra , Patil 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.N-53/V/H/16/3 |
| 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 | 1990 (As per Occupancy Certificate) |
| 11 | Present age of building | 34 years |
| 12 | Residual age of the building | 26 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of Units | Residential Land and House on Tenement No.N-53/V/H/16/3 |
| 14 | Methodology adopted | As per visual site inspection |



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| B. External Observation of the Building | | |
|--|--|---|
| 1 | Plaster | Average |
| 2 | Chajjas | Average |
| 3 | Plumbing | Average |
| 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 | Average |

| 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 1990 (As per Possession Receipt). Estimated future life under present circumstances is about 26 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 03.08.2024 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in Average 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: 2024.08.13 17:37:19 +05'30'

Auth. Sign.



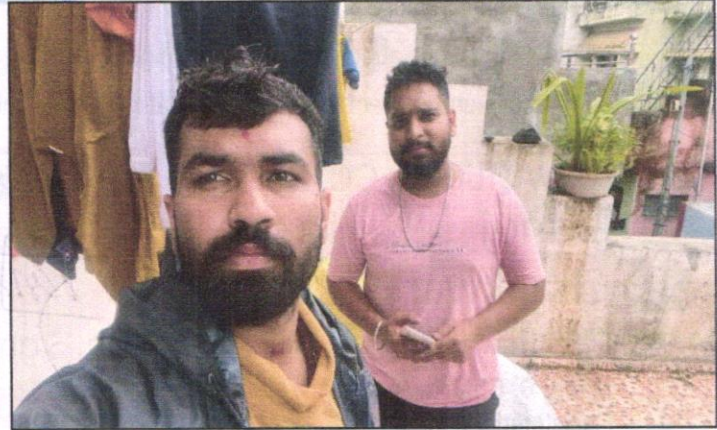
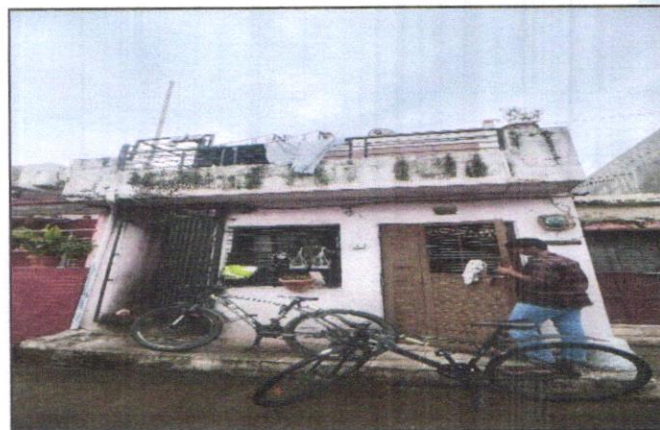
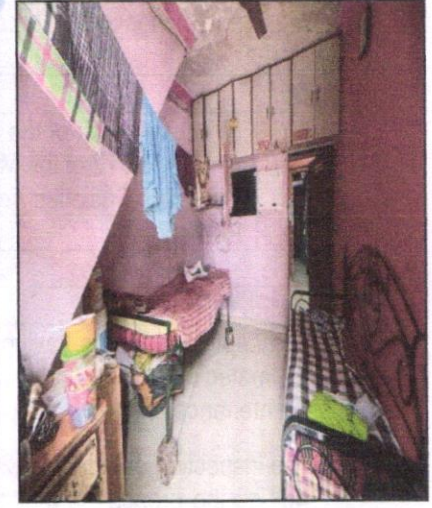
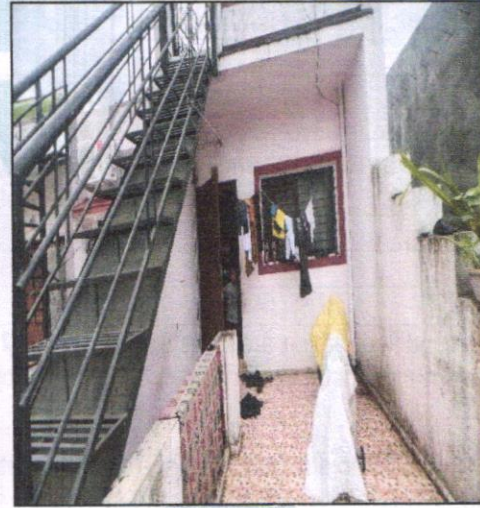
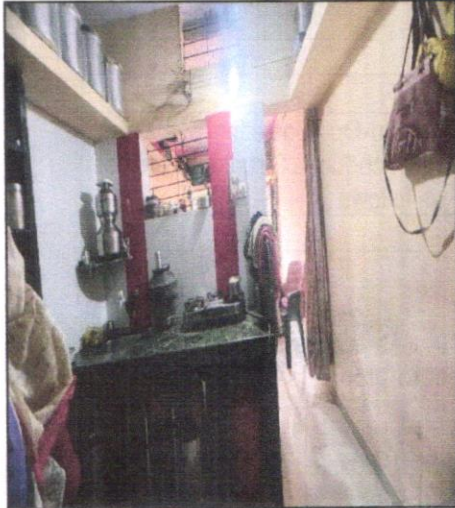
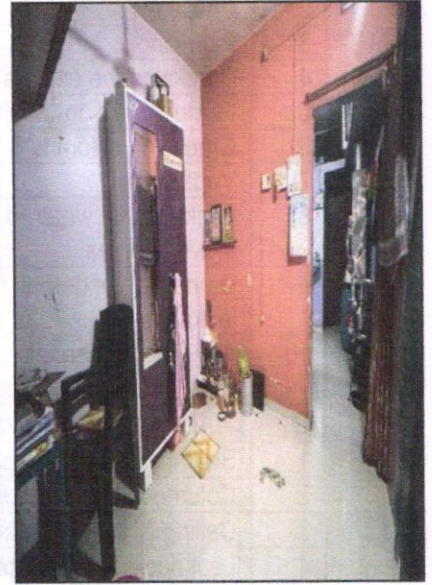
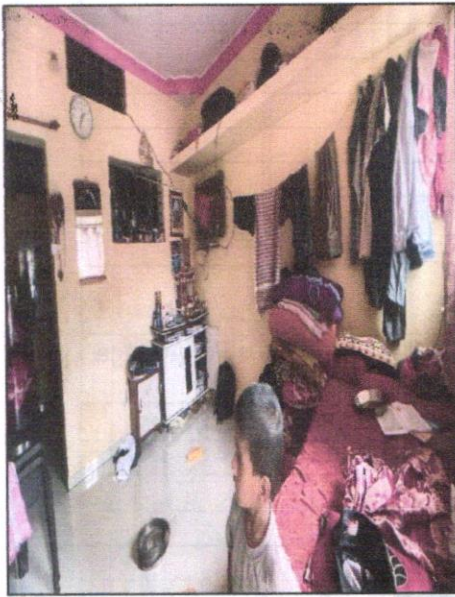
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ACTUAL SITE PHOTOGRAPHS



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