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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010975/2307982

31/19-460-RYBS

Date: 31.08.2024

Structural Stability Report

Residential Flat No. 3, Ground Floor, " **Parvati Sankul - A** ", Survey No. 859/ 2B/ 1A, Plot No.1, Near Bharat Petroleum Petrol Pump, Kalpataru Nagar, Nashik - Pune Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Krishna Santosh Walzade. Name of Owner: Shri. Mahesh Sahebrao Deshmukh.**

This is to certify that on visual inspection, it appears that the structure of " **Parvati Sankul - A** " is in Normal condition and the future life can be reasonably takes under Average condition and with proper periodic repairs & maintenance is about 28 years.

General Information:

A.	Introduction	
1	Name of Building	" Parvati Sankul - A "
2	Property Address	Residential Flat No. 3, Ground Floor, " Parvati Sankul - A ", Survey No. 859/ 2B/ 1A, Plot No.1, Near Bharat Petroleum Petrol Pump, Kalpataru Nagar, Nashik - Pune Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.
3	Type of Building	Flat No. 3
4	No. of Floors	Ground + 2 Uppers 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 Part 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 Flats	5 Flats on Ground Floor
14	Methodology adopted	As per visual site inspection



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B. External Observation of the Building		
1	Plaster	Normal
2	Chajjas	Normal
3	Plumbing	Normal
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 Normal 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	Normal
6	Maintenance of staircase & cracks	Normal
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 Part Occupancy Certificate). Estimated future life under present circumstances is about 28 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 27.08.2024 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-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: 2024.08.31 15:58:03 +05'30'

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Actual site photographs

