

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: BOB / RO Nashik Road Branch/ Kanchan Gajanan Dahibhate (011193 /2308160) Page 1 of 3

Vastu/Nashik/09/2024/011193 /2308160
13/13-166-RPBS
Date: 13.09.2024

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Structural Stability Report

Residential Land and House on **Tenement No.N-52/AG-1/05/07**, Ground Floor, Fifth Scheme, Neighborhood Ashadh Sector, Near Janata Vidyalaya, Saibaba Nagar , KVN Naik Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India belongs **Shri.Abhiman Arjun Patil & Sau.Pooja Abhiman Patil** Name of Proposed Purchaser: **Kanchan Gajanan Dahibhate**.

This is to certify that on visual inspection, it appears that the structure of "**Tenement No.N-52/AG-1/05/07**" is in Poor 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.N-52/AG-1/05/07 "
2	Property Address	Residential Land and House on Tenement No.N-52/AG-1/05/07 , Ground Floor,Fifth Scheme, Neighborhood Ashadh Sector, Near Janata Vidyalaya, Saibaba Nagar , KVN Naik Road, 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-52/AG-1/05/07
4	No. of Floors	Ground 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



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B. External Observation of the Building		
1	Plaster	Poor
2	Chajjas	Poor
3	Plumbing	Poor
4	Cracks on the external walls	Found
5	Filling cracks on the external walls	Found
6	Cracks on columns & beams	Found
7	Vegetation	Found
8	Leakages of water in the drainage pipes or water pipes	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 Poor condition
C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Found
2	Columns (Cracks & Leakages)	Found
3	Ceiling (Cracks & Leakages)	Found
4	Leakages inside the property	Poor
5	Painting inside the property	Poor
6	Maintenance of staircase & cracks	Poor
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	Structure Condition is Very Poor.

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 05.09.2024 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in Poor 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
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Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBB/RW/07/2018/10366

BOB Empowerment No.: ZO:MZ:ADV:46:941

End: Valuation Report. Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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ACTUAL SITE PHOTOGRAPHS

