Vastu/Nashik/07/2024/009906/2307222 13/16-226-RPBS Date: 13.09.2024

**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** |
| The captioned Flat is having Groundfloor 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.  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.  Our Observations about the structure are given above.  The above assessment is based on visual inspection only. | |

**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.

**ACTUAL SITE PHOTOGRAPHS**



