

**Structural Stability Report**

Residential Land and House on **Tenement No. N-53/ VE-9/ 07**, In 5<sup>th</sup> Housing Scheme, Ground + First Floor, Neighborhood Vaishakh Sector: VE, Near Datta Mandir, Patil Nagar, Trimurti Chowk, Trimurti - Kamatwade Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India. belongs Name of Owner: **Sau. Shakuntala Karbhari Kahandal.**

This is to certify that on visual inspection, it appears that the structure of "**Tenement No. N-52/AG-1/05/07**" 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	" <b>Tenement No. N-53/ VE-9/ 07</b> "
2	Property Address	Residential Land and House on <b>Tenement No. N-53/ VE-9/ 07</b> , In 5 <sup>th</sup> Housing Scheme, Ground + First Floor, Neighborhood Vaishakh Sector: VE, Near Datta Mandir, Patil Nagar, Trimurti Chowk, Trimurti - Kamatwade Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India.
3	Type of Building	Residential Land and House on <b>Tenement No. N-53/ VE-9/ 07</b>
4	No. of Floors	Ground Floor + 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	1999 (As per Occupancy Certificate)
11	Present age of building	25 years
12	Residual age of the building	35 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Units	Residential Land and House on <b>Tenement No. N-53/ VE-9/ 07</b>
14	Methodology adopted	As per visual site inspection



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<b>B. External Observation of the Building</b>		
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

<b>C Internal Observation of the common areas of the building and captioned premises</b>		
1	Beams (Cracks & Leakages)	Not Found
2	Columns (Cracks & Leakages)	Not Found
3	Ceiling (Cracks & Leakages)	Found
4	Leakages inside the property	Normal
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Normal

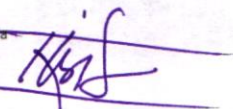
<b>D Common Observation</b>		
1	Structural Audit of the Building Under Bye – Laws No. 77 of the Model Bye Laws (Co-Operative Societies Act / Rules)	As per bye Laws No. 77 of Co-Op. Societies bye Laws under the Act the society shall conduct a Structural Audit of the building of the society as follows
2	Remark	Structure Condition is Very Normal.

<b>E Conclusion</b>	
<p>The captioned Flat is having Ground floor which are constructed in year 1999 (As per Possession Receipt). Estimated future life under present circumstances is about 35 years' subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 10.09.2024 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in Normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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**

Digitally signed by Manoj Chalikwar  
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Auth. Sign.

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.



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**ACTUAL SITE PHOTOGRAPHS**

