Vastu/Nashik/09/2024/011453 /2308344 25/2-350-RPBS Date: 24.09.2024

**Structural Stability Report**

Residential Flat No. 2, 1st Floor, **"Badgujar Co.Op.Hsg.Soc.Ltd.Nashik"**, Beside Parakh Mall, Magh Sector,Shanti Nagar, Lekha Nagar, Bhujbal Farm Road,Mumbai - Agra Road, Village - CIDCO, District - Nashik, Nashik, 422009, State - State-Maharashtra, Country-India belongs to **Dilfaroz Usman Shaikh** . Name of Proposed Purchaser is **Nahida Imran Khan.**

This is to certify that on visual inspection, it appears that the structure of **" Badgujar Co.Op.Hsg.Soc.Ltd.Nashik "** is in Average condition and the future life can be reasonably takes under Average condition and with proper periodic repairs & maintenance is about 33 years.

**General Information**:

|  |  |  |
| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **" Badgujar Co.Op.Hsg.Soc.Ltd.Nashik "** |
| 2 | Property Address | Residential Flat No. 2, 1 st Floor, **"Badgujar Co.Op.Hsg.Soc.Ltd.Nashik"**, Beside Parakh Mall, Magh Sector,Shanti Nagar, Lekha Nagar, Bhujbal Farm Road,Mumbai - Agra Road, Village - CIDCO, District - Nashik, Nashik, 422009, State - State-Maharashtra, Country- India |
| 3 | Type of Building | Residential Flat No. 2 |
| 4 | No. of Floors | 1 st 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 | 1997 (As per Occupancy Certificate) |
| 11 | Present age of building | 27 years |
| 12 | Residual age of the building | 33 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of Units | **Residential Flat No. 2** |
| 14 | Methodology adopted | As per visual site inspection |

|  |  |  |  |
| --- | --- | --- | --- |
| **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 | Average |
| 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 | | Structure Condition is Average |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned Flat is having Firstfloor which are constructed in year 1997 (As per Possession Receipt). Estimated future life under present circumstances is about 33 years’ subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 24.09.2024 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.  Our Observations about the structure are given above.  The above assessment is based on visual inspection only. | |

**Manoj B. Chalikwar**

Registered Valuer

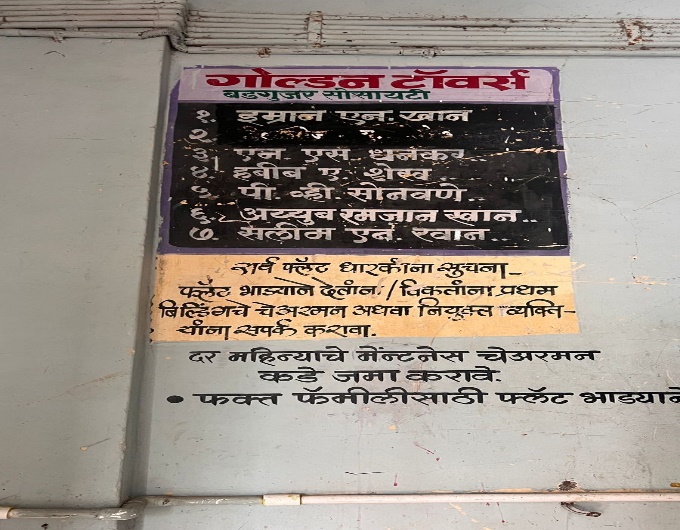
Chartered Engineer (India)

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 PHOTOGRAPH**



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