

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: BOB / RO Nashik Road Branch/ Nahida Imran Khan (011453 /2308344) Page 1 of 3

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

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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



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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
<p>The captioned Flat is having First floor 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.</p> <p>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.</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.**

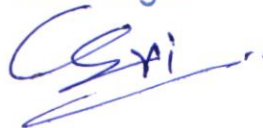
**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.25 11:59:01 +05'30'

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.

Auth. Sign.



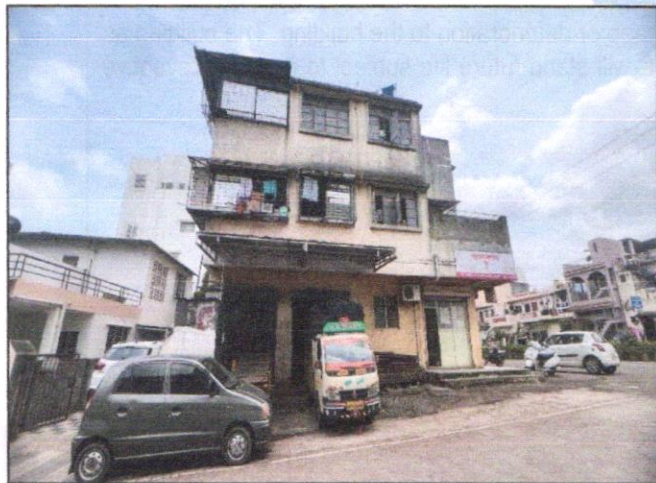
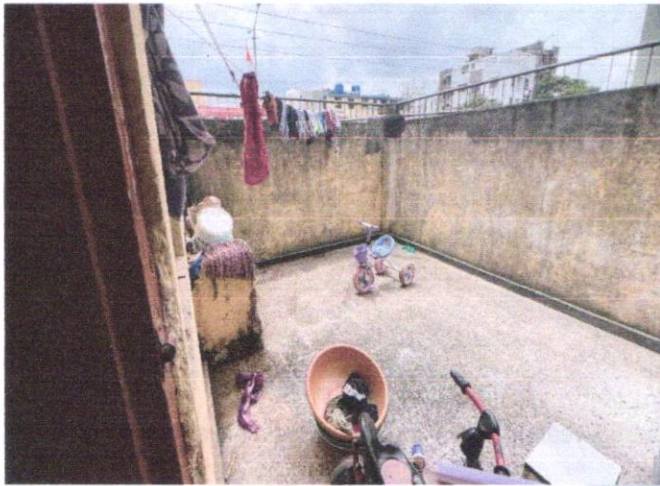
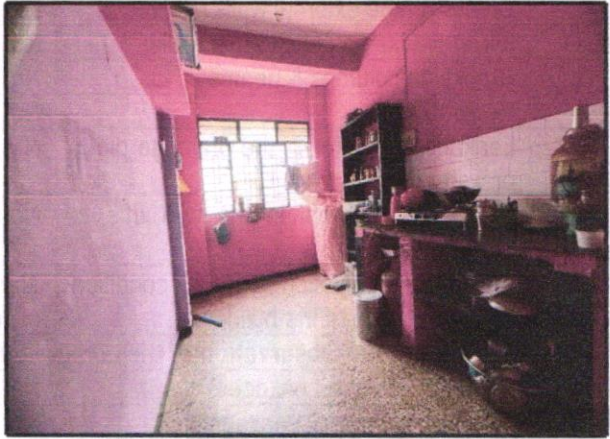
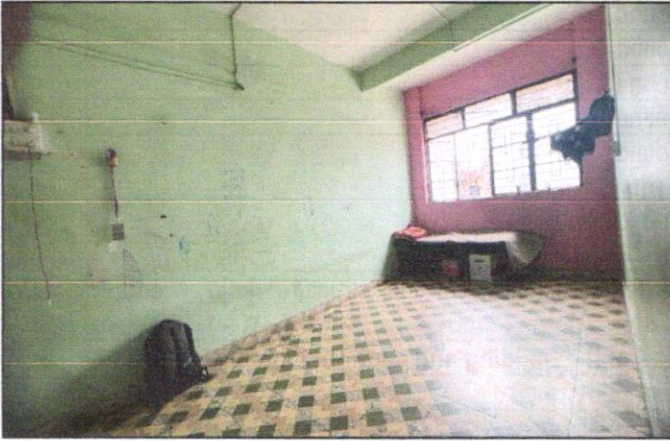

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ACTUAL SITE PHOTOGRAPH



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