

Vastukala Consultants (I) Pvt. Ltd.

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Structural Stability Report Prepared For: BOB / RO Nashik Road Branch/ Shri. Dipyash Babu Pawar & Others Page 1 of 3

Vastu/Nashik/02/2025/014289 /2310534
13/6-184-RPBS
Date: 13.02.2025

Structural Stability Report

Residential Land and House on **Tenement No. N-53/ VH/ 29/ 04**, Ground Floor, Fifth Scheme, Neighborhood Vaishakh Sector VH, Near Shree Swami Samarth Kendra - Patil Nagar, Trimurti Chowk, off Ambad – Cidco Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India belongs. Name of Proposed Purchaser: **Shri. Dipyash Babu Pawar & Sau. Archana Babu Pawar**. Name of Owner: **Sau. Pratibha Satyavijay Ohol**.

This is to certify that on visual inspection, it appears that the structure of **Tenement No. N-53/ VH/ 29/ 04** is in Poor condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 25 years.

General Information:

A.	Introduction	
1	Name of Building	"Tenement No. N-53/ VH/ 29/ 04"
2	Property Address	Residential Land and House on Tenement No. N-53/ VH/ 29/ 04 , Ground Floor, Fifth Scheme, Neighborhood Vaishakh Sector VH, Near Shree Swami Samarth Kendra - Patil Nagar, Trimurti Chowk, off Ambad – Cidco Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India.
3	Type of Building	Residential
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	1990 (As per Possession Receipt)
11	Present age of building	35 years
12	Residual age of the building	25 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Units	Tenement No. N-53/ VH/ 29/ 04
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	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)	Not Found
2	Columns (Cracks & Leakages)	Not Found
3	Ceiling (Cracks & Leakages)	Not Found
4	Leakages inside the property	Found
5	Painting inside the property	Good
6	Maintenance of staircase & cracks	Good
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 1990 (As per Possession Receipt). Estimated future life under present circumstances is about 25 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 27.01.2025 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

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.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
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Auth. Sign.



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Actual site photographs

