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Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report : BOB / RO Nashik / Shri. Vivek Manohar Bhavsar (014574/2310764) Page 1 of 3

Vastu/Nashik/02/2025/014574/2310764
26/16-414-RYRJ
Date: 26.02.2025

Structural Stability Report

Residential Flat No. 08, 2nd Floor, " **Shivratri Apartment** ", Survey No - 241/ 1C+ 1A/ 1-1/ 3-13, Plot No. 13, Jangalidas Maharaj Garden, Vaiduwadi, , Off Vani - Dindori Road, Village - Mhasrul, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to **Shri. Vidya Prakash Suryawanshi**. Name of Proposed Purchaser is **Shri. Vivek Manohar Bhavsar**.

This is to certify that on visual inspection, it appears that the structure of " **Shivratri Apartment** " is in Normal condition and the future life can be reasonably takes under Average condition and with proper periodic repairs & maintenance is about 32 years.

General Information:

A.	Introduction	
1	Name of Building	" Shivratri Apartment "
2	Property Address	Residential Flat No. 08, 2nd Floor, " Shivratri Apartment ", Survey No - 241/ 1C+ 1A/ 1-1/ 3-13, Plot No. 13, Jangalidas Maharaj Garden, Vaiduwadi, , Off Vani - Dindori Road, Village - Mhasrul, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India.
3	Type of Building	Flat No. 8
4	No. of Floors	Ground + 2 Uppers 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 Part Occupancy Certificate)
11	Present age of building	28 years
12	Residual age of the building	32 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Flats	2 Flats on Second Floor
14	Methodology adopted	As per visual site inspection



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B. External Observation of the Building		
1	Plaster	Normal
2	Chajjas	Normal
3	Plumbing	Normal
4	Cracks on the external walls	Found
5	Filling cracks on the external walls	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
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	Not Found
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Normal

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	-

E Conclusion	
<p>The captioned Flat is having Ground floor which are constructed in year 1997 (As per Part Occupancy Certificate). Estimated future life under present circumstances is about 32 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 22.02.2025 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.27 10:33:05 +05'30'

Auth. Sign.

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

