Vastu/Nashik/03/2025/014696/2310861

05/6-58 -RPSP Date: 05.03.2025

**Structural Stability Report**

Residential Flat No. 4, 1st Floor, **"Vijayanta Park Apartment"**, Near Bora Hospital, Rane Nagar Road, Plot No. 9, Kanifnath Chowk, Rajiv Nagar, Village - Nashik, Taluka - Nashik, District -Nashik, Nashik, 422009, State - Maharashtra, India belongs to Shri. Avinash Madhukar Geet & Sau. Varsha Avinash Geet **Name of Proposed Purchaser is Shri. Parag Devidas Jadhav & Shri. Pavan Devidas Jadhav**

This is to certify that on visual inspection, it appears that the structure of **Vijayanta Park Apartment** is in Normal condition and the future life can be reasonably takes under normal condition and with proper periodic repairs & maintenance is about 26 years.

**General Information**:

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| --- | --- | --- |
| **A.** | **Introduction** | |
| 1 | Name of Building | **" Vijayanta Park Apartment "** |
| 2 | Property Address | Residential Flat No. 4, 1st Floor, **"Vijayanta Park Apartment"**, Near Bora Hospital, Rane Nagar Road, Plot No. 9, Kanifnath Chowk, Rajiv Nagar, Village - Nashik, Taluka - Nashik, District -Nashik, Nashik, 422009, State - Maharashtra, India. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground + 3 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Covered 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 Possession Receipt) |
| 11 | Present age of building | 26 years |
| 12 | Residual age of the building | 34 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of Units | 1st Floor is having 4 Flats |
| 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 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 | 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** |
| The captioned Flat is having Groundfloor which are constructed in year 1999 (As per Possession Receipt). Estimated future life under present circumstances is about 34 years’ subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 06.02.2025 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.  Our Observations about the structure are given above.  The above assessment is based on visual inspection only. | |

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23

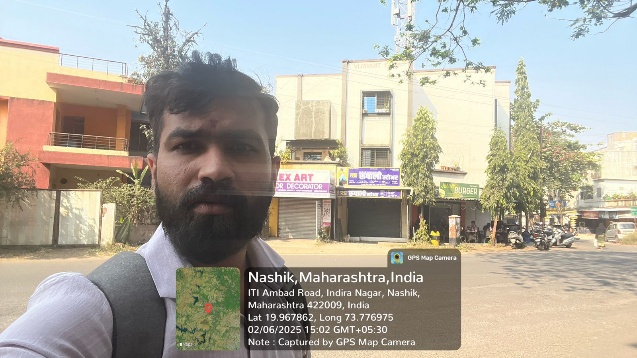
Encl.: Valuation report

**Actual site photographs**







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