

Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared For: BOM / Indira Nagar Branch/ Shri. Parag Devidas Jadhav & Other (014696/2310861) Page 1 of 3

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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:

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	1 st Floor is having 4 Flats
14	Methodology adopted	As per visual site inspection



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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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
	<p>The captioned Flat is having Ground floor 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.</p> <p>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.</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.

Director

Auth. Sign.

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



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Actual site photographs

