Vastu/Thane/08/3425/3001/44805

12/23-215-PSSH

Date: 28.08.2023

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 3, Ground Floor, Wing - B, **"Neelkanth Sadan"**, "Makar - Dhwaj Co-Op. Hsg. Soc. Ltd.", Gokhale Road, Vishnu Nagar, Village – Navagaon, Dombivli (West) Taluka – Kalyan, District - Thane, PIN Code - 421 202, State – Maharashtra, Country – India.

Name of Owners: **Mr. Prakash Mulchand Patel & Mr. Mulchand Dahyabhai Patel.**

This is to certify that on visual inspection, it appears that the structure of the **"Neelkanth Sadan", "Makar - Dhwaj Co-Op. Hsg. Soc. Ltd."** is in good condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 29 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **"Neelkanth Sadan"** |
| 2 | Property Address | Residential Flat No. 3, Ground Floor, Wing - B, **"Neelkanth Sadan"**, "Makar - Dhwaj Co-Op. Hsg. Soc. Ltd.", Gokhale Road, Vishnu Nagar, Village – Navagaon, Dombivli (West) Taluka – Kalyan, District - Thane, PIN Code - 421 202, State – Maharashtra, Country – India |
| 3 | Type of Building | Residential used |
| 4 | No. of Floors | Ground + 4 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open Parking |
| 6 | Type of Construction | R.C.C. Framed Structure |
| 7 | Type of Foundation | R.C.C. Footing |
| 8 | Thickness of the External Walls | 9” thick brick walls both sides plastered |
| 9 | Type of Compound | Brick Masonry Walls |
| 10 | Year of Construction | 1992 (As per Site Information) |
| 11 | Present age of building | 31 Years |
| 12 | Residual age of the building | 29 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | Ground 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 | Normal Condition |
| 2 | Chajjas | Normal Condition |
| 3 | Plumbing | Normal Condition |
| 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 building is in good 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 |

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| --- | --- | --- |
| **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 | No Structural Audit Report is furnished for the perusal |

|  |  |
| --- | --- |
| **E** | **Conclusion** |
| The captioned building is having Ground + 4 Upper Floors which are constructed in year 1992 as per site information. Estimated future life under present circumstances is about 29 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 05.08.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in good condition & will stand future life subject to proper, preventive periodic maintenance & normal structural repairs.  Our Observations about the structure are given above.  The above assessment is based on visual inspection only. | |

## Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

**Actual Site Photographs**







**Actual Site Photographs8**

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