

Structural Stability Report

Structural Observation Report of Residential Flat No. 502, 5th Floor, Wing – A, "Neelkanth Sadan Co-op. Hsg. Soc. Ltd.", Plot No. 3A, Sector – 10, Khanda Colony, New Panvel (West), Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.

Name of Owner: **Mrs. Sapna Vishwanath Jagdale & Mr. Vishwanath Dilip Jagdale**

This is to certify that on visual inspection, it appears that the structure of the "Neelkanth Sadan Co-op. Hsg. Soc. Ltd.", is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 40 years.

General Information:

A.		Introduction
1	Name of Building	Neelkanth Sadan Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 502, 5 th Floor, Wing – A, "Neelkanth Sadan Co-op. Hsg. Soc. Ltd.", Plot No. 3A, Sector – 10, Khanda Colony, New Panvel (West), Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 7 Upper Floors
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	9" thick brick walls both sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	2003 (As per occupancy certificate)
11	Present age of building	20 years
12	Residual age of the building	40 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 5 th Floor
14	Methodology adopted	As per visual site inspection



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B. External Observation of the Building		
1	Plaster	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good 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)	Good Condition
2	Columns (Cracks & Leakages)	Good Condition
3	Ceiling (Cracks & Leakages)	Good Condition
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	No Structural Audit Report is furnished for the perusal.

E Conclusion	
<p>The captioned building is having Ground + 7 Upper Floors which are constructed in year 2003 as per occupancy certificate. Estimated future life under present circumstances is about 40 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 08.12.2023 the building is well as the property is maintained in good condition & will stand future life subject to proper, preventive periodic maintenance & Good structural repairs.</p> <p>Our Observations about the structure are given above.</p> <p>The above assessment is based on visual inspection only. Separate structural audit from licensed structural engineers is advised to assess exact balance life of structure.</p>	

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

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Director

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Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13



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Actual Site Photographs



13/07/20

Actual Site Photographs

