

## Structural Stability Report

Structural Observation Report of Residential Flat No. 306, 3<sup>rd</sup> Floor, "Neel Dhara", The Neel Dhara Co-op. Hsg. Soc. Ltd., Opp. Adani Electricity, Devidas Road, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburb, PIN - 400 091, State - Maharashtra, India.

**Name of Owner: Arun Ratilal Mehta.**

This is to certify that on visual inspection, it appears that the structure of the building "The Neel Dhara Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably takes under normal working condition and with proper periodic repairs & maintenance is about 39 years.

### General Information:

A.	Introduction	
1	Name of Building	The Neel Dhara Co-op. Hsg. Soc. Ltd.
2	Property Address	Residential Flat No. 306, 3 <sup>rd</sup> Floor, "Neel Dhara", The Neel Dhara Co-op. Hsg. Soc. Ltd., Opp. Adani Electricity, Devidas Road, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburb, PIN - 400 091, State - Maharashtra, India
3	Type of Building	Residential use
4	No. of Floors	Ground + 6 Upper Floors
5	Whether stilt / podium / open parking provided	Open Parking Space
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 side plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1984 (As per Occupancy Certificate)
11	Present age of building	39 Years
12	Residual age of the building	21 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	8 Flats
14	Methodology adopted	As per visual site inspection



### Our Pan India Presence at :

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Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

<b>B.</b>	<b>External Observation of the Building</b>	
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	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	Found
10	Any other observation about the condition of external side of the building	The external condition is Normal
<b>C</b>	<b>Internal Observation of the common areas of the building and captioned premises</b>	
1	Beams (Cracks & Leakages)	Normal Condition
2	Columns (Cracks & Leakages)	Crack found
3	Ceiling (Cracks & Leakages)	Normal Condition
4	Leakages inside the property	Dampness Found
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Normal

<b>D</b>	<b>Common Observation</b>	
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

<b>E</b>	<b>Conclusion</b>
	<p>The captioned building is having Ground + 6 upper floors which is constructed in year 1984 (As per Occupancy Certificate). Estimated future life under present circumstances is about 21 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 11.12.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained normally and will stand future life subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>Our Observations about the structure are given as above.</p> <p>The above assessment is based on visual inspection only.</p>

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.02.27 17:45:17 +05'30'



Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



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### Actual Site Photographs

