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Vastu/Mumbai/11/2024/012542/2309168

23/02-253-JAV

Date: 23.11.2024

Structural Stability Report

Structural Observation Report Residential Flat No. A-401, 4th Floor, Wing - A, "Neel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 12/1/C, Sector 9, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, PIN – 400 706, State - Maharashtra, Country - India.

Name of Owner: Mr. Devesh Gupta & Mrs. Priyanka Gupta

This is to certify that on visual inspection, it appears that the structure at "Neel Paradise 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 39 years.

General Information:

| A. | Introduction | |
|----|--|---|
| 1 | Name of Building | "Neel Paradise Co-op. Hsg. Soc. Ltd." |
| 2 | Property Address | Residential Flat No. A-401, 4th Floor, Wing - A, "Neel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 12/1/C, Sector 9, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, PIN – 400 706, State - Maharashtra, Country - India. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Part Ground + Part Stilt + 7 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | 2 Car Parking Space Nos. 28 & 55 |
| 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 | 21 years |
| 12 | Residual age of the building | 39 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 4 th Floor is having 2 Flats |
| 14 | Methodology adopted | As per visual site inspection |

| B. | External Observation of the Building | |
|----|--------------------------------------|----------------|
| 1 | Plaster | Good Condition |
| 2 | Chajjas | Good Condition |
| 3 | Plumbing | Good Condition |



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| | | |
|----------|--|---|
| 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 | Structural Stability Report from licensed structural engineers not provided for our verification. |
| 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 Condition |
| 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 | <p>i) At the time of site inspection, external condition of the building is normal, dampness not found, leakages are not found & Cracks are not found.</p> <p>ii) Structural Stability Report from licensed structural engineers not provided for our verification.</p> |

| | |
|---|-------------------|
| E | Conclusion |
| <p>The captioned building is having Part Ground + Part Stilt + 7 Upper Floors which are constructed in year 2003 (As per Occupancy Certificate). Estimated future life under present circumstances is about 39 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 22.11.2024 of building. The building is well as the property is maintained in normal 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.**

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Structural Engineer Licence No. STATE/R/2022/APL/01785

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Panelment No.: SME / TCC / 2021 – 22 / 85 / 13



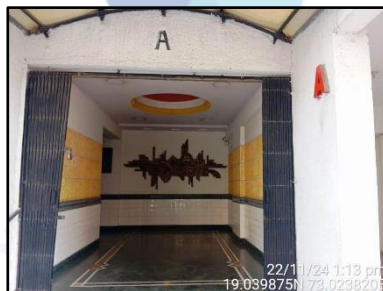
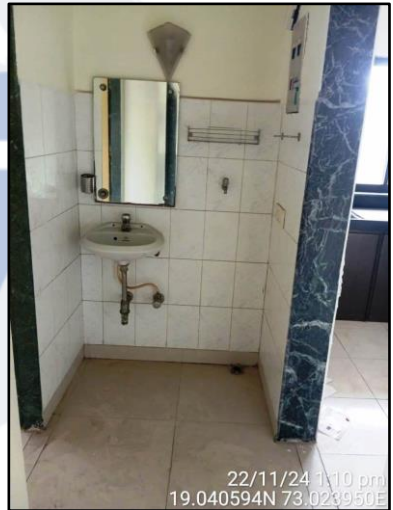
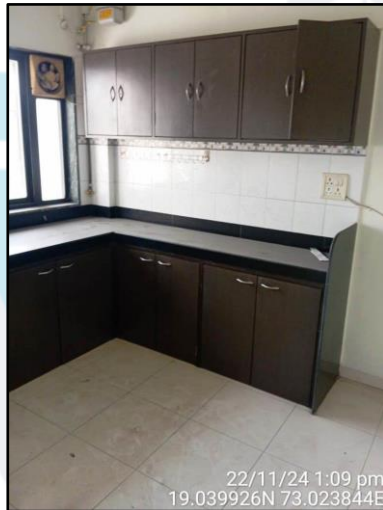
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Actual site photographs



| NEEL PARADISE | | | |
|---------------|-------------------------------|------------------|------|
| Floor No | Name | No | Name |
| Gr. | 001 Mrs. Raj Kumari Sethi | | |
| 1st | 101 Capt. Sunil Nishith | 102 Mr. Vijay | |
| 2nd | 201 Mr. Rambhau P. Fasale | 202 Mr. The | |
| 3rd | 301 Mr. Surendra S. Zavarde | 302 Mr. O | |
| 4th | 401 Mr. Naveen Kumar | 402 Mr. K.S | |
| 5th | 501 Capt. Bijan Kumar Mohanty | 502 Mr. Kar | |
| 6th | 601 Mr. Ravi R. Shetty | 602 Mr. Elias | |
| 7th | 701 Mr. Chandrabhan K. Singh | 702 Mr. S. Karan | |