

Vastukala Consultants (I) Pvt. Ltd.

Page 1 of 3 Vastu/Mumbai/11/2024/012542/2309168 23/02-253-JAV Date: 23.11.2024

Structural Stability Report

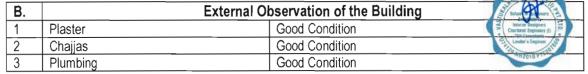
Structural Observation Report Residential Flat No. A-401, 4th Floor, Wing - A, "Neel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 12/1/C, Sector 9, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 706, State - Maharashtra, Country - India.

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:

Α.		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	2 Car Parking Space Nos. 28 & 55
	provided	
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)	4th Floor is having 2 Flats
14	Methodology adopted	As per visual site inspection





Nanded

Aurangabad

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Regd. Office

Structural Stability Report Prepared for SBI / HLC CBD Belapur / Mr. Devesh Gupta (012542 / 2309168) Page 2 of 3

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	Not Found	
	or water pipes		
9	Dampness external in the wall due to	Not Found	
	leakages		
10	Any other observation about the condition	Structural Stability Report from licensed structural	
	of external side of the building	engineers not provided for our verification.	
С	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	As per bye Laws No. 77 of Co-Op. Societies bye Laws
	- Laws No. 77 of the Model Bye Laws (Co-	under the Act the society shall conduct a Structural Audit of
	Operative Societies Act / Rules)	the building of the society as follows
2	Remark	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. ii) Structural Stability Report from licensed structural engineers not provided for our verification.

E Conclusion

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.

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.

Our Observations about the structure are given above.

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.

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, emil=cmd@vastukala.org, c=
Date: 2024.11.23 12:13:23 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

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

Govt. Reg. Valuer

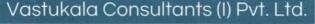
Chartered Engineer (India)

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

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



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An ISO 9001: 2015 Certified Company



Actual site photographs







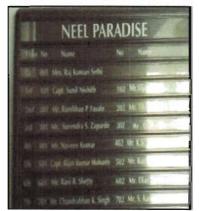
















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