

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank :sbi

Date of inspection :21-7-2023

1.	Name of the Applicant	Sophia ningesheng
2.	Type of property :	Residential flat
3.	Address of the property	FLAT NO.108, 1 st floor ,RUBY ISLE CHSL, AAREY MILK COLONY, ROYAL PALMS ESTATE, GOREGAON E, MUMBAI – 400065
4.	Nearest Railway station	goregaon station 5 km away
5.	Name of the road access to the property	Aarey milk colony
6.	Landmark / vicinity :	Royal palm
7.	Boundaries of the building	North :garden South road East :road West :resident bldg
8.	Locality	Type : Residential / Commercial/ Industrial/ Mix Class of people : Lower class/ Middle class / Upper Middle class/ Higher class Site is: Normal / above road/ below road
9.	Permitted Land Use	Residential / Commercial/ Industrial/ Mix
10.	Actual Land Use	Residential / Commercial/ Industrial/ Mix
11.	Availability of other amenities in the surrounding	School Market College Temple
12.	Surrounding development	Developed / Well Developed
13.	Occupant	Mrs Sophia ningesheng (2010)/ applicant
14.	Building details	Type of Structure: : (RCC/Load Bearing) No. of Floors: stilt +20 th upper floor No of wings: No. of flats/units on each floor: 15 flat
15.	No. of lifts with capacity & Status	3 no with 8person capacity
16.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17.	Year of Construction	2006
18.	Age of the building	17 years
19.	Estimated future life of the building	43 years
20.	Building elevation	Good

21.	Condition of the building :	Good
22.	Finishing	Cement ,luster
23.	Amenities	Open parking
24.	Flooring in open spaces and staircase	Garden tiles /kota stone
25.	Doors & Windows	wooden door / Aluminum sliding window
26.	Compound wall & no. of gates	8 feet height compound wall & 2no gate
27.	No. of rooms	2 bhk
28.	View from the different rooms of the property	building
29.	Internal finishing	Flooring in different rooms : vitrified Kitchen Platform : granite/stainless steel Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
30.	Balcony	
31	Carpet area as per Measurement :	563sq feet
32	Nearest Bus stop	Royal palm estate
33	Nearest Hospital	Shree Siddhivinayak hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	60 lack to 65 lack lum sum
36	Person Met at Site	Miss shemehuni (836983134)(daughter)
37	Coordinate	19.152077, 72.886240
38	Name on society board	Na
39	Name on door	Na

Remarks:

flat wise :
east :lobby
west:open sky
north :flat no 108A
south :open sky