

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank :sbi		Date of inspection :5-8-2023
	Name of the Applicant	Mr pranav ,y, likhar /ms harsha ramesh selukar nee
1.	Type of property :	Residential flat
2.	Address of the property	Flat no 803,8 th floor,rishabh residency ,goregaon east
3.	Nearest Railway station	1.3km away from malad station
4.	Name of the road access to the property	Off haji bapu road
5.	Landmark / vicinity :	Mw bmc hospital
6.	Boundaries of the building	North: open plot south :road east: Rashmi height west: shiv shakti
7.	Locality	Type : <u>Residential</u> / <u>Commercial</u> / Industrial/ Mix Class of people : Lower class/ <u>Middle class</u> / Upper Middle class/ Higher class Site is: <u>Normal</u> / above road/ below road
8.	Permitted Land Use	<u>Residential</u> / <u>Commercial</u> /Industrial/Mix
9.	Actual Land Use	<u>Residential</u> /Commercial/Industrial/Mix
10.	Availability of other amenities in the surrounding	School Market College Temple
11.	Surrounding development	<u>Developed</u> /Well Developed
12.	Occupant	vacant
13.	Building details	Type of Structure: : (<u>RCC</u> /Load Beaing) No. of Floors: stilt+21 st floor No of wings:1 No. of flats/units on each :4 flat
14.	No. of lifts with capacity & Status	2 no with 8 person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	Under constrution
17.	Age of the building	Na
18.	Estimated future life of the building	na
19.	Building elevation	good
20.	Condition of the building :	good
21.	Finishing	Luster /cement
22.	Amenities	parking

23.	Flooring in open spaces and staircase	Internal visit not allowed
24.	Doors & Windows	Internal visit not allowed
25.	Compound wall & no. of gates	Internal visit not allowed
26.	No. of rooms	2 bhk
27.	View from the different rooms of the property	building
28.	Internal finishing	Flooring in different rooms : Under construction Kitchen Platform : Under construction Electrical : OPEN / <u>CONCEALED</u> Plumbing : OPEN / <u>CONCEALED</u>
29.	Balcony	
31	Carpet area as per Measurement :	610sq feet as per rera carpet
32	Nearest Bus stop	m.v bmc hospital
33	Nearest Hospital	m.v bmc hospital
34	Condition of Road	30 fit good wide road
35	Rate per sq ft.	1.45cr to 1.50cr lum sum
36	Person Met at Site	Mr akshay sawant /7700910644(devloper employee)
37	Coordinate	19.1787626104272, 72.85069372480832
38	Name on society board	Na
39	Name on door	Na

REMARKS:

1:the said property internal and external finishing work in progress.

2:the said property internal visit not allowed hence messurmet and photograph not allowed

3:possession date november 2023