

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : sbi

Date of inspection :9-8-2023

	<b>Name of the Applicant</b>	melronia hospitality pvt ltd
1.	<b>Type of property :</b>	Residential flat
2.	<b>Address of the property</b>	flat no 1102,11 <sup>th</sup> floor ,a wing,adonia hiranandani garden ,powai mumbai 400076
3.	<b>Nearest Railway station</b>	8.4 km away from andheri station
4.	<b>Name of the road access to the property</b>	south avenue road
5.	<b>Landmark / vicinity :</b>	deloitte office
6.	<b>Boundaries of the building</b>	North: garden south : road east: hiranandani garden west: torino
7.	<b>Locality</b>	Type : Residential/ Commercial/ Industrial/ Mix  Class of people : Lower class/Middle class/ Upper Middle class/ Higher class  Site is: Normal/ above road/ below road
8.	Permitted Land Use	Residential/ Commercial/ Industrial/ Mix
9.	Actual Land Use	Residential/ Commercial/ Industrial/ Mix
10.	Availability of other amenities in the surrounding	School Market College Temple
11.	Surrounding development	Developed/Well Developed
12.	Occupant	vacant
13.	Building details	Type of Structure: : (RCC/Load Beaing) No. of Floors: 2 basmnet+ podium+lobby+4 <sup>th</sup> to 31 <sup>st</sup> upper floor No of wings:2 No. of flats/units on each :2flat
14.	No. of lifts with capacity & Status	4 no with 8 person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	2015
17.	Age of the building	8 years
18.	Estimated future life of the building	52 years
19.	Building elevation	Good
20.	Condition of the building :	Good
21.	Finishing	Luster paint / cement

22.	Amenities	Parking ,
23.	Flooring in open spaces and staircase	Open Space Garden tiles & Kotastone staircase
24.	Doors & Windows	Wooden door/safty door
25.	Compound wall & no. of gates	6 ft height of compound wall & nos. of MS Gates & security
26.	No. of rooms	3 bhk+3 toilet
27.	View from the different rooms of the property	building
28.	Internal finishing	Flooring in different rooms : Italian marble Kitchen Platform : granite/stainless steel  Electrical : OPEN / CONCEALED Plumbing : OPEN / CONCEALED
29.	Balcony	53 sq feet
31	Carpet area as per Measurement :	1500sq feet
32	Nearest Bus stop	Kingston SEZ
33	Nearest Hospital	Dr L H Hiranandani Hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	38k to 40k on super built up;
36	Person Met at Site	Mr vikas khandre /8652314948
37	Coordinate	19.11351700259083, 72.91156544923416
38	Name on society board	Na
39	Name on door	Na

REMARKS:

east :lift  
west:flat no 1101  
north :open sky  
south:lobby