

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : sbi

date of inspection :17-8-2023

1.	Name of the Applicant	Pooja vinay masrani .
2.	Type of property :	Office
3.	Address of the property	OFFICE NO 98,ground FLOOR KALPATARU AVENUE KANDIVALI EAST MUMBAI 401101
4.	Nearest Railway station	2.3 km away from kandivali station
5.	Name of the road access to the property	Aakruli road
6.	Landmark / vicinity :	Thakur house
7.	Boundaries of the building	North : open plot / under construction property South: road East : resident bldg west : road
8.	Locality	Type : <u>Residential/ Commercial/ Industrial/ Mix</u> Class of people : Lower class/ <u>Middle class</u> / Upper Middle class/ Higher class Site is: <u>Normal</u> / above road/ below road
9.	Permitted Land Use	Residential/ <u>Commercial</u> /Industrial/Mix
10.	Actual Land Use	Residential/ <u>Commercial</u> /Industrial/Mix
11.	Availability of other amenities in the surrounding	School Market College Temple
12.	Surrounding development	<u>Developed</u> / Well Developed
13.	Occupant	Mr summit shah(tenant)/1 april2023
14.	Building details	Type of Structure: : (RCC /Load Bearing) No. of Floors : 2 level basement +ground +1 st to 9 th upper floor No of building : 1 No. of flats/units on each floor:12 unit
15.	No. of lifts with capacity & Status	2 no with 8 no person capacity (under construction)
16.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17.	Year of Construction	2021
18.	Age of the building	2 years
19.	Estimated future life of the building	58 years
20.	Building elevation	Good
21.	Condition of the	Good

	building :	
22.	Finishing	Luster and cement
23.	Amenities	, parking ,
24.	Flooring in open spaces and staircase	Garden tiles/kota stone
25.	Doors & Windows	Wooden door
26.	Compound wall & no. of gates	6 feet height 2no gate
27.	No. of rooms	1 wa +1 panteyr+1 toilet
28.	View from the different rooms of the property	Internal road view
29.	Internal finishing	Flooring in different rooms : vitrified Kitchen Platform : granite/stainless steel Electrical : OPEN / CONCEALED Plumbing : OPEN / CONCEALED(Raw condition)
30.	Db Balcony	
31	Carpet area as per Measurement :	387sq feet
32	Nearest Bus stop	E.S.I.S HOSPITAL
33	Nearest Hospital	Dhiral hospital
34	Condition of Road	30 FEET GOOD WIDE ROAD
35	Rate per sq ft.	30kon carpet
37	Person Met at Site	Mr summit shah
38	Coordinate	19.20248,72.85567
39	Name on society board	Pooja vinay masrani
40	Name on door	Na

The said property height of 9.45 feet

Office wise :
north :lobby
south:open sky
east :unit no 97
west: unit no 99