

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : cosmoc bank

Date of inspection :12-9-2023

	Name of the Applicant	Mr shyam .r. goyal
1.	Type of property :	Industrial bldg
2.	Address of the property	Gala no 52,1 st floor,universal industrial premises chsl ,i.b patel road ,goregaon east ,mumbai 400063
3.	Nearest Railway station	1 km away from goregaon station
4.	Name of the road access to the property	i.b patel road
5.	Landmark / vicinity :	Upkar restraurent
6.	Boundaries of the building	North: road south : industrial bldg east: sonawala industrial bldg west: rocky industrial bldg
7.	Locality	Type : Residential/ Commercial/ <u>Industrial</u> / 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/ <u>Industrial</u> / Mix
9.	Actual Land Use	Residential/ Commercial/ <u>Industrial</u> / Mix
10.	Availability of other amenities in the surrounding	School Market College Temple
11.	Surrounding development	Developed/Well Developed
12.	Occupant	Mr prakash /30 years more than/seller
13.	Building details	Type of Structure: : (RCC/Load Beaing) No. of Floors: ground+1 st floor No of wings:1 No. of flats/units on each :75 unit
14.	No. of lifts with capacity & Status	no with person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	1983
17.	Age of the building	Years40 years
18.	Estimated future life of the building	Years20 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	Concrete /Kotastone
24.	Doors & Windows	m.s shutter
25.	Compound wall & no. of gates	6 ft height of compound wall & nos. of MS Gates & security
26.	No. of rooms	1 working area +1 lift+1 cabin
27.	View from the different rooms of the property	building
28.	Internal finishing	Flooring in different rooms : Kitchen Platform : na Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
29.	Loft.	505sq feet
31	Carpet area as per Measurement :	520sq feet
32	Nearest Bus stop	i.b patel road
33	Nearest Hospital	Truma hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	18k to 20k on built up
36	Person Met at Site	Mr shyam .r. goyal
37	Coordinate	19.161278425963353, 72.85459310968584
38	Name on society board	j.p collection
39	Name on door	j.p collection

REMARKS:

1'':the said property have loft with height of 5.5 feet and total height of 13 feet,

north :open sky

south:lobby

east :gala 51

west:gala 53