

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : cbi

Date of inspection :14-9-2023

	Name of the Applicant	Jayshree janardhan vinehkar
1.	Type of property :	Residential flat
2.	Address of the property	Flat No.1002,10th Floor, Chandak Paloma , Chandak Paloma CHS, OFF Aarey Road, , Goregaon East
3.	Nearest Railway station	800 m away from goregaon station
4.	Name of the road access to the property	Vishweshwar road
5.	Landmark / vicinity :	Behind udipi hotel
6.	Boundaries of the building	North: eco house south : eco star east: road west: open plot
7.	Locality	Type : <u>Residential</u> / <u>Commercial</u> / 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	<u>Residential</u> /Commercial/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	Developed/Well Developed
12.	Occupant	Self occupied/January 2021
13.	Building details	Type of Structure: : (<u>RCC</u> /Load Beaing) No. of Floors: stilt+podium+1 st to 19 th upper floor No of wings:1 No. of flats/units on each :6 flat
14.	No. of lifts with capacity & Status	4no with 8 person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	2017
17.	Age of the building	6 years
18.	Estimated future life of the building	54 years
19.	Building elevation	Good
20.	Condition of the building :	Good

21.	Finishing	Luster paint / cement
22.	Amenities	2 Parking ,swimming pool,health club,gym
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	2 bhk+dining+2 toilet
27.	View from the different rooms of the property	building
28.	Internal finishing	Flooring in different rooms : vitrified Kitchen Platform : granite/ stainless steel Electrical : OPEN / <u>CONCEALED</u> Plumbing : OPEN / <u>CONCEALED</u>
29.	Balcony	27sq feet+23sq feet duct area
31	Carpet area as per Measurement :	594sq feet
32	Nearest Bus stop	Udipi hotel
33	Nearest Hospital	Sai sparsh hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	1.65cr to 1.70cr lum sum
36	Person Met at Site	Jayshree janardhan vinehkar/9833763236
37	Coordinate	19.1683000297733, 72.85309023394862
38	Name on society board	Jayshree janardhan vinehkar
39	Name on door	vinehkar

REMARKS:

FLAT WISE :

north :lift

east:open sky

west:lobby

south:flat no 1003