

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank: sbi

date of Inspection: 22-9-2023

1.	Name of the Applicant	Jitesh bhagwandas makwana
2.	Type of property :	Residential flat
3.	Address of the property	Flat No.5102,51 Floor, Siddha Seabrook, New Link Road, Lalji Pada, Kandivali West-400067
4.	Nearest Railway station	2.4 Km away from kandivali station
5.	Name of the road access to the property	Link road
6.	Landmark / vicinity :	Laljipada police chowki
7.	Boundaries of the building	North :under construction South : chawl East : shivshankar sra bldg West : road
8.	Locality	Type : <u>Residential</u> / _Commercial/_ 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
9.	Permitted Land Use	<u>Residential</u> /Commercial/Industrial/Mix
10	Actual Land Use	<u>Residential</u> /Commercial/Industrial/Mix
11	Availability of other amenities in the surrounding	School Market College Temple
12	Surrounding development	<u>Developed</u> /Well Developed
13	Occupant / since	Under construction
14	Building details	Type of Structure: : (<u>RCC</u> /Load Bearing) No. of Floors : ground +7 th level podium+8 th floor aminities 9 th to 57 th upper floor No of wings: 1 No. of flats/units on each floor : 6 flat
15	No. of lifts with capacity & Status	6 no with 8 no person capacity
16	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17	Year of Construction	Under construction
18	Age of the building	Under construction
19	Estimated future life of the building	Under construction

20	Building elevation	Under construction
21	Condition of the building :	Under construction
22	Finishing	Luster /cement
23	Amenities	Under construction
24	Flooring in open spaces and staircase	Under construction
25	Doors & Windows	Under construction
26	Compound wall & no. of gates	6 feet height / 2no gate
27	No. of rooms	3 bhk+din +3toilet
28	View from the different rooms of the property	Building
29	Internal finishing	Flooring in different rooms : Under construction Kitchen Platform : Under construction Electrical : OPEN / CONCEALED Plumbing : OPEN / CONCEALED
30	Balcony	36 sq feet
31	Carpet area as per Measurement :	899 sq feet
Feet	Nearest Bus stop	Laljipada police chowki
33	Nearest Hospital	Arya womens hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	28k per sq feet base rate lum sum value 3.27 cr all inclusive
36	Person Met at Site	Dharmil vora/9112005624
37	Coordinate	19.203776630780744, 72.8345189112489
38	Name on society board	Under construction
39	Name on door	Under construction

Remark

1. the said property internal finishing work in progress..
2. The said possession date December 2023
- 3: rera no p51800008854
- 4: the said property internal visit not done .
5. 1008 sq feet rera carpet