

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : cosmos bank

Date of inspection :22-9-2023

	Name of the Applicant	Ajay c baocha / Vardhaman traders
1.	Type of property :	Residential
2.	Address of the property	Flat 17 ,3 rd floor, a wing ,goregaon gyaneshwari chsl, goregaon east, mumbai 400063
3.	Nearest Railway station	500m away from gorgeaon station
4.	Name of the road access to the property	Off aarey road
5.	Landmark / vicinity :	Near Pritam fast food
6.	Boundaries of the building	North: road south : peru baug east: mukta bldg west: jagdamba house
7.	Locality	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	Nitin dedia (tenant)
13.	Building details	Type of Structure: : (RCC/ Load Beaing) No. of Floors: ground +6 th floor No of wings:2 No. of flats/units on each :6 flat
14.	No. of lifts with capacity & Status	1 no with person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	1975
17.	Age of the building	48 years
18.	Estimated future life of the building	12 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	
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	
31	Carpet area as per Measurement :	469 sq feet
32	Nearest Bus stop	Peru baug
33	Nearest Hospital	Vedanta hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	1 cr to 1.10 cr lum sum
36	Person Met at Site	Nitin dedia
37	Coordinate	19.165368768735636, 72.8522498901114
38	Name on society board	Ajay c baocha
39	Name on door	Vardhaman traders

REMARKS: