

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : pnb

Date of inspection : 27-9-2023

	Name of the Applicant	Dinesh .h. prajapati
1.	Type of property :	Residential flat
2.	Address of the property	FLAT NO-2002,20 th floor,,AGARWAL FLORESTA MAPLE,GOREGAON-E PIN-63
3.	Nearest Railway station	2.2 km away from goregaon station
4.	Name of the road access to the property	Upper govind nagar road
5.	Landmark / vicinity :	Upper govind nagar
6.	Boundaries of the building	North: chawl south : :open plot east: chawl west:road
7.	Locality	Type : <u>Residential</u> / <u>Commercial</u> / 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
8.	Permitted Land Use	<u>Residential</u> / <u>Commercial</u> / 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	<u>Developed</u> / Well Developed
12.	Occupant	vacant
13.	Building details	Type of Structure: : (<u>RCC</u> /Load Beaing) No. of Floors: lower ground+upper ground+1 st to 36 th upper floor No of wings:3 No. of flats/units on each floor: 6 flat
14.	No. of lifts with capacity & Status	4 no with6 person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	Under consturction
17.	Age of the building	Under consturction
18.	Estimated future life of the building	Under consturction
19.	Building elevation	Under consturction
20.	Condition of the building :	Under consturction

21.	Finishing	Under construction
22.	Amenities	Under construction
23.	Flooring in open spaces and staircase	Open Space Garden tiles & Kotastone staircase
24.	Doors & Windows	Under construction
25.	Compound wall & no. of gates	8 Under construction
26.	No. of rooms	1 bhk
27.	View from the different rooms of the property	Under construction
28.	Internal finishing	Flooring in different rooms : Under construction Kitchen Platform : Under construction Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
29.	Balcony	
31	Carpet area as per Measurement :	Under construction
32	Nearest Bus stop	Dr ambedkar chowk
33	Nearest Hospital	Mw desai hospital
34	Condition of Road	30 fit good wide road
35	Rate per sq ft.	21700sq feet
36	Person Met at Site	Disha narkar/8779036862
37	Coordinate	19.177432,72.856944
38	Name on society board	Under construction
39	Name on door	Under construction

REMARKS:

1. The said property is under construction 2lower ground work completed .and 1st rcc slab work in progress.
- 2;the said property possession date march 2025and rera december 2026.
- 3 :364sq feet as per rera carpet
- 4:the said property work is slow.