

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank: bob

date of Inspection: 2-10-2023

1.	Name of the Applicant	Ranjan .p. shah
2.	Type of property :	Residential flat
3.	Address of the property	Flat no702,7 th floor Blue Empress Building , d.P road , Boraspada Road, Desai wadi , Kandivali west , Mumbai - 400067
4.	Nearest Railway station	2.3 Km away from kandivali station
5.	Name of the road access to the property	Off S.V road
6.	Landmark / vicinity :	Opp Poisar gymkhana
7.	Boundaries of the building	North : dev nagar bldg South : road East : raguleela mall West : resident bldg
8.	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
9.	Permitted Land Use	Residential/ Commercial/ Industrial/ Mix
10.	Actual Land Use	Residential/ Commercial/ Industrial/ Mix
11.	Availability of other amenities in the surrounding	School Market College Temple
12.	Surrounding development	Developed/ Well Developed
13.	Occupant / since	Mr Rajan .p. shah/4 month
14.	Building details	Type of Structure: : (RCC/ Load Bearing) No. of Floors : basement +3level podium +4 th to 22 nd upper floor No of wings: 1 No. of flats/units on each floor : 2 flat
15.	No. of lifts with capacity & Status	3 no with 8 no person capacity
16.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17.	Year of Construction	2016
18.	Age of the building	7 years
19.	Estimated future life of the building	53 years

20	Building elevation	Good
21	Condition of the building :	Good
22	Finishing	Luster / cement
23	Amenities	Parking ,
24	Flooring in open spaces and staircase	Garden tiles / kota stone
25	Doors & Windows	Safty door / wooden door
26	Compound wall & no. of gates	6 feet height / 2no gate
27	No. of rooms	4bhk +dining+4 toilet
28	View from the different rooms of the property	Building
29	Internal finishing	Flooring in different rooms : vitrified Kitchen Platform : stainless steel / granite Electrical : OPEN / <u>CONCEALED</u> <u>Plumbing</u> : OPEN / <u>CONCEALED</u>
30	Balcony	441sq feet
31	Carpet area as per Measurement :	2133sq feet
Feet	Nearest Bus stop	N. Subhashchandra Bose Kridangan
33	Nearest Hospital	Vardann Multi Speciality Hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	
36	Person Met at Site	Mrs nisha .r. shah/wife
37	Coordinate	19.212710, 72.846043
38	Name on society board	Mr ranjan .p. shah
39	Name on door	Shah

1 :flat wise :
north :open sky
south :lift
east :open sky
west:lobby