

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : pnb

Date of inspection :23-10-2023

	Name of the Applicant	Sharad jain
1.	Type of property :	Industrial gala
2.	Address of the property	Unit no B/3,1 st floor, malad industrial unit chsl, Kanchpada ,malad west 400064
3.	Nearest Railway station	1.6 km away from malad station
4.	Name of the road access to the property	Off link road
5.	Landmark / vicinity :	Opp khawaish hotel
6.	Boundaries of the building	North: agarwal b2b commercial bldg south : a wing east: road west: industrial bldg
7.	Locality	Type : Residential/ <u>Commercial/ Industrial/</u> 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/ <u>Industrial/</u> Mix
9.	Actual Land Use	Residential/ Commercial/ <u>Industrial/</u> Mix
10.	Availability of other amenities in the surrounding	School Market College Temple
11.	Surrounding development	Developed/ Well Developed
12.	Occupant	M r jainson cabinet accessories (self occupied)/20 years
13.	Building details	Type of Structure: : (<u>RCC/</u> Load Beaing) No. of Floors: ground+1 st floor No of wings: No. of flats/ units on each :34unit
14.	No. of lifts with capacity & Status	no with person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	1983
17.	Age of the building	40 years
18.	Estimated future life of the building	20 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	Glass door / m.ds shutter
25.	Compound wall & no. of gates	6 ft height of compound wall & nos. of MS Gates & security
26.	No. of rooms	2 cabin+2 wa+1 reception+1 loft
27.	View from the different rooms of the property	building
28.	Internal finishing	Flooring in different rooms : vitrified Kitchen Platform : na Electrical : OPEN / <u>CONCEALED</u> Plumbing : OPEN / <u>CONCEALED</u>
29.	Balcony	
31	Carpet area as per Measurement :	692 sq feet
32	Nearest Bus stop	Mariamman Mandir
33	Nearest Hospital	The Children's Hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	18k on built up
36	Person Met at Site	Mr mohan jadhav /8149681022
37	Coordinate	19.18981763358896, 72.83703072638772
38	Name on society board	Na
39	Name on door	Elettro cabinet accessories

REMARKS:

1:the said property have loft but messuerment and photograph not done because key not available .

2:the said property internal renovation work in progress.

unit wise

north :lobby

south :open sky

east :unit no 2

west :unit no 4