

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : cosmoc bank

Date of inspection :25-10-2023

	Name of the Applicant	Babita sanjay shah
1.	Type of property :	Residential flat
2.	Address of the property	Flat no 407,7 th floor, wing a ,rajeshari kunj, village kandivali
3.	Nearest Railway station	1.2 km away from kandivali station
4.	Name of the road access to the property	Iraniwadi road no 3
5.	Landmark / vicinity :	Near bhagat colony
6.	Boundaries of the building	North: b wing/road south : Krishna niwas east: bhagat colony west: bhavsar bahvan
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	Mr sanjay shah/ 2009(applicant)
13.	Building details	Type of Structure: : (RCC/ Load Beaing) No. of Floors: stilt+8 th floor No of wings:2 No. of flats/ units on each :4 flat
14.	No. of lifts with capacity & Status	2 no with 8person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	2009
17.	Age of the building	14 years
18.	Estimated future life of the building	46years
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	2 b hk+2 toilet
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	30 sq feet
31	Carpet area as per Measurement :	591sq feet
32	Nearest Bus stop	Vaishali bhavan
33	Nearest Hospital	Gem multispeciality hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	1.25cr to 1.30 cr lum sum
36	Person Met at Site	Mrs babita shah/07021716085
37	Coordinate	19.201650,72.840886
38	Name on society board	sanjay shah
39	Name on door	Sanjay shah

REMARKS:

flat wise
north:flat no 405/406
east :road
west:open sky
south:lift