

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : cosmoc bank

Date of inspection :27-10-2023

	Name of the Applicant	Ramesh gupta
1.	Type of property :	Residential flat
2.	Address of the property	Flat no 302,3 rd floor,b wing,amann spring chsl ,new link road, shankarpada dhanukarwadi ,kandivali west400097
3.	Nearest Railway station	2.2 km away from kandivali station
4.	Name of the road access to the property	Off link road
5.	Landmark / vicinity :	Laljipada police chowki
6.	Boundaries of the building	North:aman shiv Shankar chsl south :open plot east: road west:chawl
7.	Locality	Type : <u>Residential/ Commercial/ Industrial/ Mix</u> 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/ Commercial/ Industrial/ Mix</u>
9.	Actual Land Use	<u>Residential/ Commercial/ Industrial/ Mix</u>
10.	Availability of other amenities in the surrounding	School Market College Temple
11.	Surrounding development	<u>Developed/</u> Well Developed
12.	Occupant	Ramesh gupta /12 years (self)
13.	Building details	Type of Structure: : (<u>RCC/</u> Load Beaing) No. of Floors: stilt+18 th floor No of wings:1 No. of flats/units on each floor: 5 flat
14.	No. of lifts with capacity & Status	2 no with6 person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	2011
17.	Age of the building	12 years
18.	Estimated future life of the building	48years
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	8 ft height of compound wall & 2 nos. of MS Gates & security
26.	No. of rooms	2bhk+2 toilet+dining
27.	View from the different rooms of the property	building
28.	Internal finishing	Flooring in different rooms : vitrified Kitchen Platform :granite/stainless steel Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
29.	Balcony	89sq feet
31	Carpet area as per Measurement :	605sq feet
32	Nearest Bus stop	Dhanukarwadi
33	Nearest Hospital	Arya womens hospital
34	Condition of Road	30 fit good wide road
35	Rate per sq ft.	1.50cr to 1.55 cr lum sum
36	Person Met at Site	Ramesh gupta/9892242929
37	Coordinate	19.20422306317651, 72.83519929920742
38	Name on society board	Ramesh gupta
39	Name on door	r.k gupta

REMARKS:

1. Flat wise:
north :staircase
east:lobby
west:open sky
south:flat no 301