

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank: sbi

date of Inspection: 8-11-2023

1.	Name of the Applicant	Kalpesh yadav
2.	Type of property :	Residential flat
3.	Address of the property	Flat no 710,7 th floor ,wing G2, PURNAGAD CO-OPERATIVE HOUSING SOCIETY LTD SAROVA SAMATA NAGAR KANDIVALI (EAST) MUMBAI 400101
4.	Nearest Railway station	6 Km away from Kandivali station
5.	Name of the road access to the property	Thakur marg
6.	Landmark / vicinity :	Behind Thakur college
7.	Boundaries of the building	North : road South: Mahindra & Mahindra ltd East : Under construction bldg West : Under construction bldg
8.	Locality	Type : <u>Residential</u> / _Commercial_/ 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
9.	Permitted Land Use	<u>Residential</u> / Commercial/ Industrial/ Mix
10	Actual Land Use	<u>Residential</u> / Commercial/ Industrial/ Mix
11	Availability of other amenities in the surrounding	School Market College Temple
12	Surrounding development	<u>Developed</u> / Well Developed
13	Occupant / since	Mr kalpesh yadav /mrs aruna yadav/2 years(applicant)
14	Building details	Type of Structure: : (<u>RCC</u> /Load Bearing) No. of Floors : stilt +2level podium +1 st to 30 th upper floor No of wings: 2 wing No. of flats/units on each floor:10 flat
15	No. of lifts with capacity & Status	2 no with 8 no person capacity
16	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17	Year of Construction	2017
18	Age of the building	6 years
19	Estimated future life of the building	54 years

20	Building elevation	Good
21	Condition of the building :	Good
22	Finishing	Luster / cement
23	Amenities	parking , health club ,swimming pool ,kids play area ,garden
24	Flooring in open spaces and staircase	Garden tiles / kota stone
25	Doors & Windows	Wooden door / safty door
26	Compound wall & no. of gates	8 feet height / 2no gate
27	No. of rooms	2 bhk +2 toilet
28	View from the different rooms of the property	Building
29	Internal finishing	Flooring in different rooms : vitrified Kitchen Platform : granite /stainless steel Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
30	Balcony	35sq feet
31	Carpet area as per Measurement :	470sq feet
32	Nearest Bus stop	Samata nagar bus stop
33	Nearest Hospital	ESIS hospital
34	Condition of Road	60 feet wide / good
35	Rate per sq ft.	1.15cr to 1.20cr lum sum
36	Person Met at Site	Mrs aruna yadav/9969427212
37	Coordinate	19.204970, 72.870812
38	Name on society board	Mrs aruna yadav/mr kalpesh yadav
39	Name on door	NA

Remark :

flat wise:

north:lift

east:lobby

south:flat no 709

west:open sky