

## Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank :cosmoc bank

Date of inspection: 18-12-2023

1.	<b>Name of the Applicant</b>	Pawaak dokkania
2.	<b>Type of property :</b>	shop
3.	<b>Address of the property</b>	Unit 329/330 ,3 <sup>rd</sup> ,floor DURIAN ESTATE premises ,GOREGAON MULUND LINK RAOD, GOREGAON EAST, MUMBAI – 400063
4.	<b>Nearest Railway station</b>	goregaon station 2 km away
5.	<b>Name of the road access to the property</b>	Goregaon mulund link road
6.	<b>Landmark / vicinity :</b>	Pravasi industrial estate
7.	<b>Boundaries of the building</b>	Northr : road South :industrial building East :chawl West : pravasi industerial
8.	<b>Locality</b>	Type : Residential/ <b>Commercial</b> / Industrial/ Mix  Class of people : Lower class/ <b>Middle class</b> / Upper Middle class/ Higher class  Site is: <b>Normal</b> / above road/ below road
9.	<b>Permitted Land Use</b>	Residential/ <b>Commercial</b> / Industrial/ Mix
10.	<b>Actual Land Use</b>	Residential/ <b>Commercial</b> / Industrial/ Mix
11.	<b>Availability of other amenities in the surrounding</b>	<b>School</b> <b>Market</b> <b>College</b> <b>Temple</b>
12.	<b>Surrounding development</b>	<b>Developed</b> /Well Developed
13.	<b>Occupant</b>	m/s kotak securities
14.	<b>Building details</b>	Type of Structure: : <b>(RCC/</b> Load Bearing) No. of Floors: ground + 4 <sup>th</sup> upper flr No of wings: 3 No. of flats/ units on each floor: 18 (approx).
15.	<b>No. of lifts with capacity &amp; Status</b>	2 lift (luggage lift)(passenger l;ift)
16.	<b>Underground &amp; Overhead tanks</b>	1 no. Overhead Tank & 1 no. Under ground Tank
17.	<b>Year of Construction</b>	2004
18.	<b>Age of the building</b>	19years
19.	<b>Estimated future life of the</b>	41 years

	<b>building</b>	
20.	<b>Building elevation</b>	Good
21.	<b>Condition of the building :</b>	Good
22.	<b>Finishing</b>	luster
23.	<b>Amenities</b>	parking
24.	<b>Flooring in open spaces and staircase</b>	Open Space Garden tiles & Kotastone staircase
25.	<b>Doors &amp; Windows</b>	M S Shutter / glass door
26.	<b>Compound wall &amp; no. of gates</b>	6 ft height of compound wall & 2 nos. of MS Gates & security
27.	<b>No. of rooms</b>	1 show room
28.	<b>View from the different rooms of the property</b>	road
29.	<b>Internal finishing</b>	Flooring in different rooms : kota stone  <b>Kitchen Platform : na</b>  Electrical : <b>OPEN</b> / CONCEALED Plumbing : <b>OPEN</b> / CONCEALED
30.	<b>Balcony</b>	
31	Carpet area as per Measurement :	<b>805sq feet</b>
32	Nearest Bus stop	Pravasi industrial
33	Nearest Hospital	Sai sparsh hospital
34	Condition of Road	60 fit good wide road
35	Rate per sq ft.	
36	Person Met at Site	<b>Mr kamlesh patel(7506215831)</b>
37	Coordinate	<b>19.173268, 72.855931</b>
38	Name on society board	<b>na</b>
39	Name on door	<b>Kotak securities</b>

**REMARKS:**

1. the said unit no 329and 330 are combined with single entry and entry from unit no 330.