

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank :COSMOC

Date of inspection :3-1-2024

1.	Name of the Applicant	Shilpa art jewellers
2.	Type of property :	gala
3.	Address of the property	GALA NO 4 ,GROUND FLOOR BUILDING NO 2 SARAF INDUSYTRIAL ESTATE I B PATEL ROAD GOREGAON EAST MUMBAI-400063
4.	Nearest Railway station	500m away from goregaon station
5.	Name of the road access to the property	Iswarbhai patel road
6.	Landmark / vicinity :	Nr upkar hotel
7.	Boundaries of the building	North: industrial bldg South : slum East : rocky industrial bldg 1 West : industrial bldg
8.	Locality	Type : Residential/ Commercial/ <u>Industrial</u> / 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> / <u>Commercial</u> / <u>Industrial</u> /Mix
10.	Actual Land Use	Residential/ Commercial/ <u>Industrial</u> /Mix
11.	Availability of other amenities in the surrounding	School Market College Temple
12.	Surrounding development	<u>Developed</u> /Well Developed
13.	Occupant	m/s.j.m. engineering/1993/relative
14.	Building details	Type of Structure: : <u>(RCC)</u> /Load Beaing) No. of Floors: ground+2 nd floor No of wings:1 No. of flats/units on each floor: 16 gala
15.	No. of lifts with capacity & Status	1 no with6 person capacity
16.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17.	Year of Construction	1973
18.	Age of the building	50 years
19.	Estimated future life of the building	10 years
20.	Building elevation	Good
21.	Condition of the building :	Good
22.	Finishing	Luster paint / cement

23.	Amenities	Parking ,
24.	Flooring in open spaces and staircase	concrete& Kotastone staircase
25.	Doors & Windows	m.s shutter
26.	Compound wall & no. of gates	8 ft height of compound wall & 2 nos. of MS Gates & security
27.	No. of rooms	1 storge +1 toilet
28.	View from the different rooms of the property	Building
29.	Internal finishing	Flooring in different rooms : ccp Kitchen Platform : na Electrical : <u>open</u> Plumbing : <u>OPEN</u>
30.	Loft 1	406sq feet+126sq feet otla
31	Carpet area as per Measurement :	637sq feet
32	Nearest Bus stop	Goregaon station
33	Nearest Hospital	Trauma hospital,
34	Condition of Road	30 fit good wide road
35	Rate per sq ft.	19k to 20 k on built up
36	Person Met at Site	Mr amir khan
37	Coordinate	19.161613233205763, 72.8515907514598
38	Name on society board	Na
39	Name on door	j.m engineering company

Remarks:

the said property have loft with height of 5.55 feet and total height of 12.12 feet .