

Field Visit Form

Case No. _____

Visit By - Aniket Dae

Visit Date - 12/11/2023

Given By - Atak s/r

1.	Bank Name & Branch	<u>BOJ (Vashkale)</u>		
2.	Survey in Presence of	<u>Mrs. Vinlaba Jadhav (9510804731)</u>		
3.	Applicant Name & Contact No.	<u>Mr. Kishor M. Mehta (9820623457)</u>		
4.	Name of the Purchaser or Owner/s	<u>Mr. Kishor M. Mehta Mr. Vinod M. Mehta</u>		
5.	Applicant Address			
6.	Property Address	<u>Block No I, Flat No 704, Eight floor, Shilalekh, Nr. Subhash Bridge, opp. Police Station Shahiburg, Ahmednagar</u>		
7.	Name of the Society	<u>Shilalekh</u>		
8.	Society Regn. No.			
9.	Nearest Station & Distance/Proximity	<u>Shahiburg - 1km</u>		
10.	Presently Occupied	Owner / Seller / Builder / Tenanted to a	Tenant Name <u>Vinlaba Jadhav</u>	
		third party <u>Relative occupied</u>	Monthly Rent	
11.	Landmark	<u>Nr. Subhash Bridge</u>		
12.	S. No. / Plot No. / CTS No.	<u>Sr No 259 & 260 FPN-301</u>		
13.	Area of Plot	<u>192 Sq. yard</u>	Village Name	<u>Dangapur K. W. P.</u>
14.	Bounded by (For Flat)	East - <u>Block H</u>	North - <u>I-701</u>	
		West - <u>Page I - 703</u>	South - <u>Internal Road</u>	
	Bounded by (For building)	East -	North -	
		West -	South -	
15.	Type of Land	<u>N.A. / Agri. / Gaothan / Ind N.A. (Solid / Rocky / Marsh / Reclaimed / Water-Logged)</u>		
16.	Tenure	<u>Freehold</u>		
17.	Type locality/Classification	<u>Residential / Resi. Cum Comm. / Comm. / Indus. / Agri.</u>	<u>Urban / Semi Urban / Rural</u>	
18.	Type of Property	<u>Flat / Shop / Gala / Office / Land / Bldg. / House / Bungalow / P & M</u>		
19.	Flat Details	<u>Hall - 1 Kitchen - 1 Bedroom - 3 Dining - 1 Bath - WC - Attached WC & Bath - 3 Balcony - F/B - D/B - Terrace -</u>		
20.	Interiors	Flooring	<u>Kotah / Mosaic / Spartek / Ceramic / Vitrified / Marble / Marbonite / Italian / Cement Concrete</u>	
		Kitchen	<u>U / L - Shaped / Granite / Green Marble / White marble / Modular Kitchen</u>	
		Windows	<u>A.S. Windows / P.C.A.S.W. / Wooden Hinged</u>	
		Doors	<u>Plywood / Wooden, / Bakelite / Teakwood / Glass / M.S. Rolling Shutter</u>	
		W. C.	<u>Indian / European / Anglo Indian</u>	
		Bath	<u>Spartek / Vitrified / Kotah / Ceramic</u>	
		Paint	<u>Acrylic / Distemper / Cement / Whitewash</u>	
		POP	<u>Yes / No</u>	
21.	Exterior Paint	<u>Cement / Acrylic</u>	Garden	<u>Yes / No</u>
22.	Type of Structure	<u>RCC + Brickwall / Blockwall / Load Bearing / MS sheet / AC Sheet roofing / Mangalore Tiles</u>		

23.	No. of Floors	Basement + G.F. + <u>Att + 10</u> Podium + Stilt + Part Stilt + 10 Part / Upper Floors		
24.	No. of Lift in Bldg.	2	No.	No. of flats per floor :- } No. of shops & flats in Bldg. :-
25.	Construction	Complete / Under Construction (If U/C - % completed)		
26.	Present Condition	Slab Work upto - Brickworks upto - Flooring / Plaster / Painting / Plumbing / Electrical works / Windows		
27.	Age of Property	Approx. 26 Years	Residual Life	Approx. 34 Years

as per tax bill

Type of Bldg.	Individual / Complex		
Paving Around Bldg.	Cement Concrete / Chequered Tiles / Paver Blocks / Tar Road		
Plot	Corner plot / intermittent plot		
Type of road available at present	Width of road	below 20 ft. / more than 20 ft.	
Is it a land - locked land?	No		Shape of land
Car Parking	Open Space / Stilt / Part Stilt / Basement / Podium / Stack		
Maintenance of Bldg.	Good / Average / Poor		
Quality of Construction	Good / Average / Poor		
Class	Middle Class / Upper Middle Class / Higher Class		
Separated Compound / nature of boundary	Yes / No. (Brick wall Compound / Barbwire / Stone Wall)		
Water Availability	Municipal / Bore-well / Well Water / Grampanchayat / Rain		
Agreement Details	Date:	Purchase Price: Rs.	
Market Trend / Broker name & comparable	9898222911 - MA Cheekla / 168 sq yard 85 to 90 / 1 cr 222 sq yard 1.2 to 1.25 cr / 192 sq yard 1 cr		
Agreement Area	(Carpet / Built up / Saleable)		
Measurements	Carpet -	BUA -	Saleable - (% Loading)
Balcony / mezzanine			
Otia / Terrace			
Valuation Method	CRM / Land & Bldg. / Market Rate / Construction Cost Only		
Current Fair Market Value	Area	X Rate:	= Total
Insurance Value	Rs.	Rent	Rs.
Remark	→ Subject Property was relative occupied → Approved plan not provided		

Measurements :

Type	L	B	Total	Type	L	B	Total	L	B	Total
Stair	1.301	2.206		Bed 2	3.016	3.991				
Hall	5.338	3.258		Bed 3	5.644	3.278				
Dry	3.007	4.643		Bed	3.278	2.314				
Kit	3.125	3.177		wc	2.726	1.423				
Store	1.333	1.675		wc	2.135	1.162				
Wash	2.188	1.368		Comm						
Bed 1	4.370	3.314		Bay	1.179	0.959				
wc	0.990	1.363								
	+1.520									Grand Total

→ No any legal & technical Documents Provided for verification

for 192 sq yard flat as per Inquiry 1 Cr