

## Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank :sbi

Date of inspection 16-1-2024

1.	<b>Name of the Applicant</b>	Mr Sachin joshi
2.	<b>Type of property :</b>	Residential flat
3.	<b>Address of the property</b>	Flat no,602,6 <sup>th</sup> floor , wing a TW Gardens Gokul Towers Road ,Kandivali Thakur village ,Kandivali East -400101
4.	<b>Nearest Railway station</b>	3.8 Km away from Kandivali station
5.	<b>Name of the road access to the property</b>	Thakur village road
6.	<b>Landmark / vicinity :</b>	<b>Thakur village ground</b>
7.	<b>Boundaries of the building</b>	North : road South : open plot East : gaurav shikhar bldg West : resident bldg
8.	<b>Locality</b>	Type : <b>Residential</b> / Commercial/ 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>	<b>Residential</b> / Commercial/ Industrial/ Mix
10.	<b>Actual Land Use</b>	<b>Residential</b> / Commercial/ 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>	vacant
14.	<b>Building details</b>	Type of Structure: : ( <b>RCC</b> /Load Bearing) No. of Floors:2 level basment + ground+5 <sup>th</sup> level podium+6 <sup>th</sup> amenities+7 <sup>th</sup> to 36 <sup>th</sup> upper floor No of wings: 1 No. of flats/units on each floor:6 flat
15.	<b>No. of lifts with capacity &amp; Status</b>	5 no lift 8 no capacity
16.	<b>Underground &amp; Overhead tanks</b>	1 no. Overhead Tank & 1 no. Underground Tank
17.	<b>Year of Construction</b>	Under construction
18.	<b>Age of the building</b>	Under construction
19.	<b>Estimated future life of the building</b>	Under construction

20.	<b>Building elevation</b>	Under construction
21.	<b>Condition of the building :</b>	Under construction
22.	<b>Finishing</b>	Under construction
23.	<b>Amenities</b>	Under construction
24.	<b>Flooring in open spaces and staircase</b>	Under construction
25.	<b>Doors &amp; Windows</b>	Under construction
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>	2.5 bhk
28.	<b>View from the different rooms of the property</b>	Building
29.	<b>Internal finishing</b>	Flooring in different rooms :under construction <b>Kitchen Platform</b> : under construction Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
30.	<b>Balcony</b>	
31	Carpet area as per Measurement :	<b>785sq feet as per rera carpet</b>
32	Nearest Bus stop	Mercury building
33	Nearest Hospital	ESIC hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	<b>2.60cr lum sum</b>
36	Person Met at Site	<b>Rutuja naik/9619539657</b>
37	Coordinate	<b>19.21010276581711, 72.8753103796662</b>
38	Name on society board	<b>Na</b>
39	Name on door	<b>Na</b>

**Remarks:**

1: the said property is under construction and 30 th rcc slab completed and 27<sup>th</sup> floor ,block work completed.24<sup>th</sup> floor gypsum work completed

2. The said property Mivan technology

3: the said property possession date march 2025.

4:the said property internal visit not allowed