

# SITE INSPECTION REPORT

<b>For - SBI</b>	
<b>Branch – RACPC SION</b>	
Ref . - Vastukala Mumbai	
Loan amt. - N.A	
Type of structure – Residential Apartment	
Advance - Nil	
Papers required - Nil	
<b>Remark</b>	Nil
<b>LATITUDE : 21.040086</b>	
<b>LONGITUDE : 79.035357</b>	
<b>Name and Address of the property</b>	Residential Flat / Apartment No. 1504, Fifteenth floor, Block -D, <b>“Rosewood”</b> & entire complex styled as <b>“Moraj Waterfall Gateway - Woods Tower”</b> , opposite AIIMS Hospital, Mihan, Nagpur, off to Nagpur – Wardha Highway, Khasra / Survey No. 30(Part) , 31(Part) , 33(Part) , 34(Part) & 35(Part), Village / Mouza - Khapri (Railway), Tahsil – Nagpur (Rural) and District – Nagpur, Maharashtra.
<b>Name and Address of the Owner/ Purchaser</b>	<b>Shri. Vinay Yadav</b>
<b>Mobile No.</b>	
Purpose of Valuation.	To know the market value of property
Date of Inspection.	23/01/2024

## I. GENERAL :

01.	Brief description of the property.	<p>The existing property is a completed 3 BHK + 2 Toilets residential apartment situated on Fifteenth floor of the building with allotted covered parking space &amp; building styled as <b>“Rosewood”</b> &amp; entire complex styled as <b>“Moraj Waterfall Gateway - Woods Tower”</b>, with 02 Nos. of Lift facility.</p> <p>The building consist of Basement &amp; Ground floor for covered parking, First Floor for Podium &amp; Upper Seventeen floors for residential apartments. (Basement + G.F + Upper Eighteen Floors)</p> <p>The Property consists of an Fire fighting &amp; fire staircase arrangement, Alloted covered car parking, Power generator, CCTV, Club House, Swimming Pool, Lawn Tennis court, Garden, Gym etc.</p> <p>The property is located in Mihan, Close to AIIMS Hospital and off to Nagpur – Wardha Highway, Tahsil – Nagpur (Rural) and District – Nagpur, Maharashtra.</p> <p>Property is located in developed middle class locality of Nagpur. The surrounding area is well developed residential.</p> <p>Most of the New IT companies are situated in Mihan.</p> <p>All civic amenities are available with in a range of 2-3 Kms from the property. Due to its locational advantage, it can be utilised for residential activities.</p>
02.	Postal Address of the property.	Residential Flat / Apartment No. 1504, Fifteenth floor, Block -D, <b>“Rosewood”</b> & entire complex styled as <b>“Moraj Waterfall Gateway - Woods Tower”</b> , opposite AIIMS Hospital, Mihan, Nagpur, off to Nagpur – Wardha Highway, Khasra / Survey No. 30(Part) , 31(Part) , 33(Part) , 34(Part) & 35(Part), Village / Mouza - Khapri (Railway), Tahsil – Nagpur (Rural) and District – Nagpur, Maharashtra. - 441108
02a.	Nearest Land mark	As above
03.	City / Town Residential Area Commercial Area Industrial Area	City

04.	Classification of Area. High / Middle / Poor. Urban / Semi- Urban / Rural.	Middle Class
05.	Coming Under Corporation limit / Grampanchayat / Municipality.	Comes under the limits of Nagpur Municipal Corporation & MADC Nagpur
06.	Boundaries of the Property North. South. East. West	
07.	Whether Occupied by the Owner / Tenant. If it is occupied by tenant, since how long Rent received per month.	Occupied by the Owner

## II. CHARECTARISTICS OF THE SITE :

01.	Classification of the Locality.	Residential locality
02.	Development of Surrounding area.	Developed
03.	Feasibility of the civic amenities like Schools, Hospitals, Bus-stops, Markets, Post Office, Commercial Banks etc.	2.00 – 3.00 Kms.
04.	Level of the Land with Topographical conditions.	Levelled
05.	Shape of the Plot.	Regular
06.	Type of use to which it can be put.	Residential purposes
07.	Corner or Intermittent Plot.	Intermittent Plot.
08.	Road Facilities.	Available
09.	Type of Road available at present.	Tar road
10.	Width of road is below 20 ft. or more than 20 ft.	More than 20 ft.
11.	Water Source	Available
12.	Under ground sewerage system.	Available
13.	Availability of power supply on site.	Available
14.	Advantages of the site / Remark	Refer above Brief Description

### PART – A [ VALUATION OF LAND ]

01.	Prevailing Market Rate.	--
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### PART – B [ VALUATION OF BUILDING ].

01.	Type of Building.	Residential Building
02.	Year of Construction.	2022-23
03.	Type of Construction.[Structure].	RCC Frame Structure
04.	Number of floors.	Basement + G.F + Upper Eighteen Floors
05.	Height of each floor	2.98 m. approx
06.	Condition of the building.	Normal
06a	Exterior	Normal
06b	Interior	Normal
07.	Estimated life of construction	60 Years
08.	Present age of the construction.	02 Years

### SPECIFICATION OF CONSTRUCTION :

01.	Foundation	RCC
02.	Type of Structure	RCC Frame Structure
03.	Roof.	RCC
04.	Walls [ Material & Thickness ] External Internal partition wall	0.230 m. & 0.115
05.	Entrance door [ frame & panel ]	RCC Door frame with flush laminated door shutter

05a	Other Doors [ frame & panel ]	RCC Door frame with flush laminated door shutter
05b	W.C. & Bathroom [material ] frame & panels	RCC Door frame with flush laminated door shutter
06.	Windows [material ] frame & panels	Aluminium Glazed windows
07.	Flooring and Dado / skirting [room- wise]	Vitrified tile flooring in all rooms
08.	<b>Painting</b>	
08a	Internal Walls & room ceiling	OBD + Putty
08b	Exterior Surface of the building	Cement base paint
08c	Oil painting / French polish	Provided
09.	Roofing including water- proof course	Provided
10.	Drainage	Provided

**ELECTRICAL INSTALLATION :**

01.	Type of connection [single / three phase]	Single phase
02.	Type of wiring	Concealed electrical wiring
03.	Class of fittings Superior / Ordinary / Poor	Superior switches

**PART – C [ EXTRA ITEMS]**

01.	Portico	Not provided / Nil
02.	Ornamental front door	Not provided / Nil
03.	Sit Out / Verandah with grills	Not provided / Nil
04.	Kitchen Sink	Available
5	Sump	Available
6	Over – head water storage tank.	Available
7	Open well / bore – well	Available
8	Extra Steel collapsible / M.S. gate	Available
9	Fire staircase	Available

**PART – D [ AMENITIES]**

01.	Wardrobe	Not provided
02.	Interior Decoration	Not provided
03.	False Ceiling [Room]	Not provided
04.	Staircase, balcony hand railings	Kota stone staircase provided
05.	Special finishing for staircase	Nil
06.	Special Architectural Elevation	Nil
07.	Centrally air cooling complete system	Available

**PART – E [ MISCELLANEOUS ]**

01.	Separate Toilet room	Nil
02.	Boundary / Compound wall	Available
03.	Height of wall	- -
04.	Pavement around building	Available
05.	Car Parking	Available
06	Lift	Available

**PART – F [ SERVICE ]**

01.	Water supply arrangement	Available
02.	Drainage – work / Septic Tank	Available
03.	Electricity supply	Available
04.	Fire fighting arrangement.	Available