

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank :sbi

date of inspection: 15-3-2024

1.	Name of the Applicant	Rajesh kumar bajbai
2.	Type of property :	Residential flat
3.	Address of the property	FLAT NO 2605,2606,26 th FLOOR OMKAR SIGNET NEAR SHANTARAM TALAV WESTERN EXPRESS HIGHWAY MALAD EAST MUMBAI 400095
4.	Nearest Railway station	km away from malad station
5.	Name of the road access to the property	Western express highway
6.	Landmark / vicinity :	Near omkar alta monte
7.	Boundaries of the building	North : omkar alta monte chsl South: under construction East : under construction West : road
8.	Locality	Type : <u>Residential</u> / <u>Commercial</u> / <u>Industrial</u> / <u>Mix</u> 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> / <u>Mix</u>
10.	Actual Land Use	<u>Residential</u> / <u>Commercial</u> / <u>Industrial</u> / <u>Mix</u>
11.	Availability of other amenities in the surrounding	School Market College Temple
12.	Surrounding development	<u>Developed</u> / Well Developed
13.	Occupant	under construction
14.	Building details	Type of Structure: : (<u>RCC</u> /Load Bearing) No. of Floors : ground +1 st commercial +2 nd to 33 rd floor No of wings: 3 No. of flats/ units on each floor: 13 flat
15.	No. of lifts with capacity & Status	10 no with 8 no person capacity
16.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17.	Year of Construction	Recently completed
18.	Age of the building	00
19.	Estimated future life of the building	60 years

20.	Building elevation	Good
21.	Condition of the building :	Good
22.	Finishing	Luster /cement
23.	Amenities	Parking,garden ,kids play area,
24.	Flooring in open spaces and staircase	External visit done only
25.	Doors & Windows	External visit done only
26.	Compound wall & no. of gates	6 feet height 2no gate
27.	No. of rooms	External visit done only
28.	View from the different rooms of the property	Building
29.	Internal finishing	Flooring in different rooms : External visit done only Kitchen Platform : External visit done only Electrical : <u>OPEN / CONCEALED/</u> Plumbing : <u>OPEN / CONCEALED</u>
30.	Balcony	na
31	Carpet area as per Measurement :	Each flat 333sq feet as per rera carpet
32	Nearest Bus stop	Puspa park
33	Nearest Hospital	Life wave hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	33k on carpet
36	Person Met at Site	Mr ganesh kamble/9324889577
37	Coordinate	19.183672, 72.858850
38	Name on society board	Na
39	Name on door	Na

Remarks:

1. The said property is wing b and c combined..

2:the said ;proeprty external visit done only.