

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank –sbi

Date of inspection: 11-4-2024

|     |   |   |
|-----|---|---|
| 1.  | <b>Name of the Applicant</b>                              | <b>Vandana chandrakant shinde</b>   |
| 2.  | <b>Type of property :</b>                                 | Residential flat  |
| 3.  | <b>Address of the property</b>                            | FLAT NO A 304,3 <sup>rd</sup> floor CHARKOP SILVER CO<br>OP HSG SEC 7 CHARKOP KANDIVALI WEST<br>400067  |
| 4.  | <b>Nearest Railway station</b>                            | 4.2 km away from kandivali station  |
| 5.  | <b>Name of the road access to the property</b>            | Rdp road no 5   |
| 6.  | <b>Landmark / vicinity :</b>                              | <b>Charkop bus depot</b>  |
| 7.  | <b>Boundaries of the building</b>                         | North: kedarnath bldg<br>South : shiv chsl<br>East : mahada property<br>West : road   |
| 8.  | <b>Locality</b>   | Type : <b>Residential</b> / Commercial/ Industrial/<br>Mix<br>Class of people : Lower class/ <b>Middle class</b> /<br>Upper Middle class/ Higher class<br>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><br><b>Market</b><br><b>College</b><br><b>Temple</b>   |
| 12. | <b>Surrounding development</b>                            | <b>Developed</b> /Well Developed  |
| 13. | <b>Occupant</b>   | Mr Daksha Bhupendra davda(8 years )/seller  |
| 14. | <b>Building details</b>                                   | Type of Structure: : ( <b>RCC</b> /Load Bearing)<br>No. of Floors: stilt+7 <sup>th</sup> floor<br>No of wings: 1<br>No. of flats/units on each floor: 4 flat  |
| 15. | <b>No. of lifts with capacity &amp; Status</b>            | 1 no lift with 6 no person capacity   |
| 16. | <b>Underground &amp; Overhead tanks</b>                   | 1 no. Overhead Tank &<br>1 no. Under ground Tank  |
| 17. | <b>Year of Construction</b>                               | 2015  |
| 18. | <b>Age of the building</b>                                | 9years  |
| 19. | <b>Estimated future life of the building</b>              | 51years   |
| 20. | <b>Building elevation</b>                                 | Good  |

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| 21. | <b>Condition of the building :</b>                   | Good   |
| 22. | <b>Finishing</b>                                     | Luster paint / cement  |
| 23. | <b>Amenities</b>                                     | Parking ,  |
| 24. | <b>Flooring in open spaces and staircase</b>         | Open Space Garden tiles & Kotastone staircase  |
| 25. | <b>Doors &amp; Windows</b>                           | Wooden Door & Aluminum Sliding window safety door  |
| 26. | <b>Compound wall &amp; no. of gates</b>              | 8 ft height of compound wall & 2 nos. of MS Gates & security   |
| 27. | <b>No. of rooms</b>                                  | 1 bhk+2 toilet   |
| 28. | <b>View from the different rooms of the property</b> | Building   |
| 29. | <b>Internal finishing</b>                            | Flooring in different rooms : vitrified<br><b>Kitchen Platform : Granite/stainless steel</b><br><br>Electrical : OPEN / <u>CONCEALED</u><br>Plumbing : OPEN / <u>CONCEALED</u> |
| 30. | <b>Balcony</b>                                       |  |
| 31  | Carpet area as per Measurement :                     | <b>406sq feet</b>  |
| 32  | Nearest Bus stop                                     | Charkop bus depot  |
| 33  | Nearest Hospital                                     | Saraswati hospital   |
| 34  | Condition of Road                                    | 30 fit good wide road  |
| 35  | Rate per sq ft.                                      | <b>85lack to 90 lack lum sum</b>   |
| 36  | Person Met at Site                                   | <b>Mrs vandana chandrakant</b>   |
| 37  | Coordinate   | <b>19.22232700532733, 72.82888709054899</b>  |
| 38  | Name on society board                                | <b>Bhupendra devda</b>   |
| 39  | Name on door   | <b>Davda family</b>  |

**REMARKS:**

1. Flat wise:  
east:open sky  
west:lobby  
north :open sky  
south:staircase