

## Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank: cbi

date of Inspection: 24-1-2022

1.	<b>Name of the Applicant</b>	Rohit .p. modi
2.	<b>Type of property :</b>	Residential flat
3.	<b>Address of the property</b>	FLAT NO 1403,14 <sup>th</sup> FLR D WING PANCHSHEEL HEIGHTS MAHAVIR NAGAR DAHANUKAR WADI KANDIVALI WEST 400067
4.	<b>Nearest Railway station</b>	3.5 Km away from kandivali station
5.	<b>Name of the road access to the property</b>	Of link road
6.	<b>Landmark / vicinity :</b>	<b>Mahavir nagar</b>
7.	<b>Boundaries of the building</b>	North : Poisar road South : panchsheel garden East : js tower West : pancholia school
8.	<b>Locality</b>	Type : <u>Residential</u> / _Commercial_/ Industrial/ Mix  Class of people : Lower class/ <u>Middle class</u> / Upper Middle class/ Higher class  Site is: <u>Normal</u> / above road/ below road
9.	<b>Permitted Land Use</b>	<u>Residential</u> / Commercial/ Industrial/ Mix
10	<b>Actual Land Use</b>	<u>Residential</u> / 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>	<u>Developed</u> /Well Developed
13	<b>Occupant / since</b>	<u>vacant</u>
14	<b>Building details</b>	Type of Structure: : ( <b>RCC</b> /Load Bearing) No. of Floors stilt+podium +1 <sup>st</sup> to 20 <sup>th</sup> upper floor No of wings: 4 wing No. of flats/units on each floor: 4 flat
15	<b>No. of lifts with capacity &amp; Status</b>	2 no with 6 no person capacity
16	<b>Underground &amp; Overhead tanks</b>	1 no. Overhead Tank & 1 no. Under ground Tank
17	<b>Year of Construction</b>	1999
18	<b>Age of the building</b>	25 years
19	<b>Estimated future life of the building</b>	35 years
20	<b>Building elevation</b>	<b>Good</b>

21	<b>Condition of the building :</b>	Good
22	<b>Finishing</b>	Luster /cement
23	<b>Amenities</b>	parking
24	<b>Flooring in open spaces and staircase</b>	Garden tiles / kota stone
25	<b>Doors &amp; Windows</b>	Safty door /wooden door
26	<b>Compound wall &amp; no. of gates</b>	6 feet height / 2no gate
27	<b>No. of rooms</b>	3bhk+dining+3 toilet
28	<b>View from the different rooms of the property</b>	Building
29	<b>Internal finishing</b>	Flooring in different rooms : vitrified <b>Kitchen Platform</b> : granite / stainless steel Electrical : OPEN / <u>CONCEALED</u> <u>Plumbing</u> : OPEN / <u>CONCEALED</u>
30	<b>Balcony</b>	
31	Carpet area as per Measurement :	1098sq feet
32	Nearest Bus stop	Sanskruti Apartment
33	Nearest Hospital	Omkar hospital
34	Condition of Road	60 feet good wide road
35	Rate per sq ft.	3.60cr to 3.65cr lum sum
36	Person Met at Site	<b>Rohit(agent)</b>
37	Coordinate	19.212950, 72.860993
38	Name on society board	<b>Mr rohit .p. modi</b>
39	Name on door	<b>Na</b>

Remark :

1: the said property single flat but have two agreemane .

flat wise:

north:open sky

south:lobby

east:lift

west:flat no 1404