

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank :sbi

Date of inspection: 3-6-2024

1.	<b>Name of the Applicant</b>	Raj .m. dand
2.	<b>Type of property :</b>	Unit
3.	<b>Address of the property</b>	Unit no 116,1 <sup>st</sup> floor SHREE KAMDHENU ESTATE CHINCHOLI BUNDER OFF LINK ROAD MALAD WEST MUMBAI 400064
4.	<b>Nearest Railway station</b>	2.4 km away from malad station
5.	<b>Name of the road access to the property</b>	Off link road
6.	<b>Landmark / vicinity :</b>	<b>Vivette Banquets</b>
7.	<b>Boundaries of the building</b>	North: road South : open plot East : sumitnath industrial estate West : commercial bldg
8.	<b>Locality</b>	Type : Residential/ <b>Commercial</b> / 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>	Residential/ <b>Commercial</b> /Industrial/Mix
10.	<b>Actual Land Use</b>	Residential/ <b>Commercial</b> /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>	(raj manikant dand)Self /2013
14.	<b>Building details</b>	Type of Structure: : ( <b>RCC</b> /Load Bearing) No. of Floors: ground+5 <sup>th</sup> floor No of wings: 1 No. of flats/units on each floor: 8
15.	<b>No. of lifts with capacity &amp; Status</b>	2 no with 8 person capacity
16.	<b>Underground &amp; Overhead tanks</b>	1 no. Overhead Tank & 1 no. Under ground Tank
17.	<b>Year of Construction</b>	2006
18.	<b>Age of the building</b>	18 years
19.	<b>Estimated future life of the building</b>	42 years
20.	<b>Building elevation</b>	Good
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>	m.s shutter
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 loft +3 cabin+1 pantry+1 toilet+1 wa
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 : Granite/stainless steel</b>  Electrical : OPEN / <u>CONCEALED</u> Plumbing : OPEN / <u>CONCEALED</u>
30.	<b>Loft</b>	199sq feet
31	Carpet area as per Measurement :	<b>323sq feet</b>
32	Nearest Bus stop	Nirlon Society
33	Nearest Hospital	Vivanta Hospital
34	Condition of Road	30 fit good wide road
35	Rate per sq ft.	<b>16k to 17k on super built up</b>
36	Person Met at Site	<b>Mr raj manikant dand//9619988171</b>
37	Coordinate	<b>19.17635569636445, 72.83454378012189</b>
38	Name on society board	<b>Na</b>
39	Name on door	<b>Safety umbrella</b>

**REMARKS:**

north :unit no 117

south:unit no 115

east:lobby

west:open sky

the said property have loft with height of 6.64feet and total height of 12.96feet.