

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : ubi

Date of inspection :3-6-2024

	Name of the Applicant	Manjusha avinash pol
1.	Type of property :	unit
2.	Address of the property	Unit no 16,ground floor,b wing FLOOR VIRWANI INDUSTRIAL ESTATE GOREGAON EAST 400063
3.	Nearest Railway station	1.4 km away from goregaon station
4.	Name of the road access to the property	Off western express highway
5.	Landmark / vicinity :	Virvani industrial estate
6.	Boundaries of the building	North: iit bhatti south : Virvani industrial bldg a wing east: open plot/road west: road
7.	Locality	Type : <u>Residential/ Commercial/ Industrial/ 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
8.	Permitted Land Use	<u>Residential/ Commercial/ Industrial/ Mix</u>
9.	Actual Land Use	<u>Residential/ Commercial/ Industrial/ Mix</u>
10.	Availability of other amenities in the surrounding	School Market College Temple
11.	Surrounding development	<u>Developed/</u> Well Developed
12.	Occupant	m/s safe tronics automation pvt
13.	Building details	Type of Structure: : (RCC/ Load Beaing) No. of Floors:basment+ ground+3 rd floor No of wings: No. of flats/units on each floor:17 unit
14.	No. of lifts with capacity & Status	no with 8 person capacity
15.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
16.	Year of Construction	1970
17.	Age of the building	54 years
18.	Estimated future life of the building	6 years
19.	Building elevation	Good
20.	Condition of the building :	Good
21.	Finishing	Luster paint / cement

22.	Amenities	Parking ,
23.	Flooring in open spaces and staircase	Open Space Garden tiles & Kotastone staircase
24.	Doors & Windows	m.s shutter
25.	Compound wall & no. of gates	8 ft height of compound wall & 2 nos. of MS Gates & security
26.	No. of rooms	1 wa+7 cabin+2 toilet+1 reception+2 loft
27.	View from the different rooms of the property	building
28.	Internal finishing	Flooring in different rooms :carpet Kitchen Platform : Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
29.	Loft	341sq feet
31	Carpet area as per Measurement :	984sq feet
32	Nearest Bus stop	Virwani estate
33	Nearest Hospital	Sunita hospital
34	Condition of Road	30 fit good wide road
35	Rate per sq ft.	
36	Person Met at Site	Mr ranjit kumar/9820676414
37	Coordinate	19.171337781965676, 72.8572593317937
38	Name on society board	m/s safe tronics automation pvt
39	Name on door	m/s safe tronics automation pvt

REMARKS:

the said proeprty have loft with height of 6.30 feet and total height of 13.86 feet.
the said proeprty unit no 16 and 17 are internally combined but messurment done only unit no 16.