

## Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank: cosmoc bank

date of Inspection :6-7-2024

1.	<b>Name of the Applicant</b>	Sandeep sadanand patkar
2.	<b>Type of property :</b>	Residential flat
3.	<b>Address of the property</b>	Flat no 203,2 <sup>nd</sup> floor,wing b,kausthubham chsl,Gokuldham film city road,goregaon east 400063
4.	<b>Nearest Railway station</b>	3.2 Km away from goregaon station
5.	<b>Name of the road access to the property</b>	Off g.a.k vidya marg
6.	<b>Landmark / vicinity :</b>	Behind meenaxi tower
7.	<b>Boundaries of the building</b>	North : chawl South : lakshchandi height East chawl : West : vasundhra chsl
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>	Sandeepm Patkar
14	<b>Building details</b>	Type of Structure: : ( <u>RCC</u> /Load Bearing) No. of Floors : stilt+7 <sup>th</sup> floor No of wings: 2 No. of flats/units on each floor : 3 flat
15	<b>No. of lifts with capacity &amp; Status</b>	1 lift 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>	2004
18	<b>Age of the building</b>	20 years
19	<b>Estimated future life of the building</b>	40 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>	Wooden door/safty door
26	<b>Compound wall &amp; no. of gates</b>	6 feet height / 2no gate
27	<b>No. of rooms</b>	1 bhk+1 toilet+1 wc
28	<b>View from the different rooms of the property</b>	Building /slum
29	<b>Internal finishing</b>	Flooring in different rooms : vitrified <b>Kitchen Platform</b> : granite/stainless steel Electrical : <u>OPEN / CONCEALED</u>  <u>Plumbing</u> : OPEN / <u>CONCEALED</u> (
30	<b>Balcony</b>	
31	Carpet area as per Measurement :	428sq feet
32	Nearest Bus stop	Gokuldham / dindoshi court
33	Nearest Hospital	Life line hospital
34	Condition of Road	30 feet good wide good road
35	Rate per sq ft.	95lack to 1 cr lum sum
36	Person Met at Site	<b>Mr sumadh Patkar /8591712958(brother)</b>
37	Coordinate	19.173196,72.870426
38	Name on society board	<b>Mr Sandeep Patkar</b>
39	Name on door	<b>Na</b>

remark:

flat wise:

north: lobby

south:open sky

east: flat no 202

west:open sky