

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank: COSMOC BANK

date of Inspection: 19-10-2024

1.	Name of the Applicant	BHAVNA KETAN NANDU AND KETAN .H. NANDU
2.	Type of property :	Residential flat
3.	Address of the property	, Flat no-1204,12 TH floor , WING A,,Rajyog residency ,S V road ,Goregaon west ,Mumbai – 400062
4.	Nearest Railway station	3.1 km away from goregaon station
5.	Name of the road access to the property	Off M.G road
6.	Landmark/ vicinity :	Behind citi center
7.	Boundaries of the building	North : internal road South : resident bldg East : citi center /tulsi tower West : padam laxmi chsl
8.	Locality	Type : <u>Residential/ Commercial/ Industrial/ Mix</u> Class of people : <u>Lower class/Middle class/ Upper Middle class/ Higher class</u> Site is: <u>Normal/ above road/ below road</u>
9.	Permitted Land Use	<u>Residential/Commercial/Industrial/Mix</u>
10	Actual Land Use	<u>Residential/Commercial/Industrial/Mix</u>
11	Availability of other amenities in the surrounding	School Market College Temple
12	Surrounding development	<u>Developed/Well Developed</u>
13	Occupant / since	MRSBHAVNA KETAN NANDU/
14	Building details	Type of Structure : <u>(RCC/Load Bearing)</u> No. of Floors : <u>stilt +2nd level podium +3rd to 28th upper floor</u> No of wings: 2 No. of flats/units on each floor : <u>4 flat</u>
15	No. of lifts with capacity & Status	<u>3 lift no with 8 no person capacity</u>
16	Underground & Overhead tanks	<u>1 no. Overhead Tank & 1 no. Under ground Tank</u>
17	Year of Construction	<u>2010</u>
18	Age of the building	<u>14years</u>
19	Estimated future life of	<u>46 years</u>

	the building	
20	Building elevation	Good
21	Condition of the building :	Good
22	Finishing	Luster /cement
23	Amenities	Parking ,garden ,play area ,health club ,swimpool
24	Flooring in open spaces and staircase	Garden tiles / kota stone
25	Doors & Windows	Wooden door /safty door
26	Compound wall & no. of gates	6 feet height / 2no gate
27	No. of rooms	3 bhk
28	View from the different rooms of the property	Building
29	Internal finishing	Flooring in different room: VITRIFIED Kitchen Platform : granite /stainless steel Electrical : OPEN/ <u>CONCEALED</u> <u>Plumbing</u> : OPEN / <u>CONCEALED</u>
30	Balcony	107SQ FEET
31	Carpet area as per Measurement :	924SQ FEET
Feet	Nearest Bus stop	Goregaon station
33	Nearest Hospital	Kapadiya hospital
34	Condition of Road	30 feet good wide good road
35	Rate per sq ft.	2.60cr to 2.65 cr lum sum
36	Person Met at Site	MR KETAN
37	Coordinate	19.162419,72.844892
38	Name on society board	Na
39	Name on door	Na

Remark :1
east:lobby
west:open sky
north:staircase
south:lift