

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank –sbi

Date of inspection: 26-9-2024

1.	Name of the Applicant	Ian Raymond pereira
2.	Type of property :	Residential flat
3.	Address of the property	Flat No.303,3 rd Flr, queen court chsl,, ,off marve road road , Jankalyan Nagar No.1Malad West,Mumbai- 400095
4.	Nearest Railway station	Malad station 4.5 km away
5.	Name of the road access to the property	Off marve road
6.	Landmark / vicinity :	Jankalyan nagar
7.	Boundaries of the building	North : ajay chsl South : internal road East road West :sai dham apartment
8.	Locality	Type : Residential / Commercial/ Industrial/ Mix Class of people : Lower class/ Middle class / Upper Middle class/ Higher class Site is: Normal / above road/ below road
9.	Permitted Land Use	Residential / Commercial/Industrial/Mix
10.	Actual Land Use	Residential / Commercial/Industrial/Mix
11.	Availability of other amenities in the surrounding	School Market College Temple
12.	Surrounding development	Developed /Well Developed
13.	Occupant	Mr piyush .v. ranade/4 years)(tenant)
14.	Building details	Type of Structure: : (RCC / Load Bearing) No. of Floors: ground+6 th floor No of wings: 1 No. of flats/units on each floor: 3 flat.
15.	No. of lifts with capacity & Status	1 no with 8 person capacity
16.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17.	Year of Construction	1988
18.	Age of the building	36 years
19.	Estimated future life of the	24 years

	building	
20.	Building elevation	Good
21.	Condition of the building :	Good
22.	Finishing	Luster / cement
23.	Amenities	Parking ,garden ,play area
24.	Flooring in open spaces and staircase	Garden tiles / concrete
25.	Doors & Windows	Wooden door /safty door
26.	Compound wall & no. of gates	6 ft height of compound wall & 2 nos. of MS Gates & security
27.	No. of rooms	1 bhk+1 bath+1 wc
28.	View from the different rooms of the property	Open plot
29.	Internal finishing	Flooring in different rooms ;mosaic /kota stone Kitchen Platform : granite /stainless steel Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
30.	Balcony	
31	Carpet area as per Measurement :	481sq feet
32	Nearest Bus stop	Jankalyan nagar
33	Nearest Hospital	Zenith Multispeciality Hospital
34	Condition of Road	30 fit good wide road
35	Rate per sq ft.	80 lack to 85 lack lum sum
36	Person Met at Site	Mrs suruchi ranade/9833786308
37	Coordinate	19.198601, 72.818279
38	Name on door	Mr ian .r. pereira
39	Name on society board	Na

REMARKS:

1: north: staircase

south:lift

east: open sky

west:lobby