

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : pnb)

Date of inspection :17-10-2024

1.	Name of the Applicant	Parth deepak shah
2.	Type of property :	Residential flat
3.	Address of the property	flat no 1705,17 th floor, a wing , gauri excellency Bhabrekar nagar, charkop kandivali west
4.	Nearest Railway station	3.5 km away from kandivali station
5.	Name of the road access to the property	Babrekar nagar
6.	Landmark / vicinity :	Near oskar hospital
7.	Boundaries of the building	North: road South : resident bldg East :chawl West : chawl
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	vacant
14.	Building details	Type of Structure: : (RCC/Load Bearing) No. of Floors : st +6level podium +1 st to 42 nd upper floor No of wings: 2 No. of flats/units on each floor: 6 flat
15.	No. of lifts with capacity & Status	4 no with 8 person capacity
16.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17.	Year of Construction	Under construction
18.	Age of the building	Under construction
19.	Estimated future life of the building	Under construction
20.	Building elevation	Under construction
21.	Condition of the building :	Under construction

22.	Finishing	Luster paint / cement
23.	Amenities	Under construction
24.	Flooring in open spaces and staircase	Under construction
25.	Doors & Windows	Wooden door
26.	Compound wall & no. of gates	8 ft height of compound wall & 2 nos. of MS Gates & security
27.	No. of rooms	1 bhk+2toilet
28.	View from the different rooms of the property	building
29.	Internal finishing	Flooring in different rooms : vitrified Kitchen Platform : granite & stainless sink Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
30.	Balcony	106sq feet
31	Carpet area as per Measurement :	408sq feet
32	Nearest Bus stop	Babrekar nagar
33	Nearest Hospital	Oskar hospital
34	Condition of Road	30 feet good wide road
35	Rate per sq ft.	21k to 22k on carpet
36	Person Met at Site	Yogesh makhana (devloper employee)
37	Coordinate	19.20510526406803, 72.824575200207
38	Name on society board	Under construction
39	Name on door	Under construction

REMARKS:

1.The said property is external and internal printing work in progress.
then said proeprty finishing work in progress.
the said proeprty possession date december 2024.