

## Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank **svc bank**

Date of inspection: **06-11-2024**

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| 1.  | <b>Name of the Applicant</b>                              | Mrs parul pankaj shah Arvind karsan mavanir pamkaj shah  |
| 2.  | <b>Type of property :</b>                                 | industrial unit  |
| 3.  | <b>Address of the property</b>                            | Unit No. 220,2 <sup>nd</sup> Floor, Guru Gobind Singh Ind Estate , Goregaon East , Mumbai - 400063   |
| 4.  | <b>Nearest Railway station</b>                            | 2.4 km away from ram mandir station  |
| 5.  | <b>Name of the road access to the property</b>            | Ram mandir station road  |
| 6.  | <b>Landmark / vicinity :</b>                              | <b>opp lotus business park</b>   |
| 7.  | <b>Boundaries of the building</b>                         | North : resident bldg<br>South : road<br>East : raheja ridgwood<br>West : under construction   |
| 8.  | <b>Locality</b>   | Type : Residential/ Commercial/ <b><u>Industrial</u></b> / Mix<br><br>Class of people : Lower class/ <b><u>Middle class</u></b> / Upper Middle class/ Higher class<br><br>Site is: <b><u>Normal</u></b> / above road/ below road |
| 9.  | <b>Permitted Land Use</b>                                 | Residential/ Commercial/ <b><u>Industrial</u></b> / Mix  |
| 10. | <b>Actual Land Use</b>                                    | Residential/ Commercial/ <b><u>Industrial</u></b> / Mix  |
| 11. | <b>Availability of other amenities in the surrounding</b> | <b>School</b><br><b>Market</b><br><b>College</b><br><b>Temple</b>  |
| 12. | <b>Surrounding development</b>                            | <b><u>Developed</u></b> /Well Developed  |
| 13. | <b>Occupant</b>   | Dr Milind khandkar (3 years )/tenant   |
| 14. | <b>Building details</b>                                   | Type of Structure: : <b><u>(RCC)</u></b> /Load Bearing)<br>No. of Floors: ground+2 <sup>nd</sup> floor<br>No of wings: 3<br>No. of flats/units on each floor: 60 gala  |
| 15. | <b>No. of lifts with capacity &amp; Status</b>            | 1 no lift no capacity  |
| 16. | <b>Underground &amp; Overhead tanks</b>                   | 1 no. Overhead Tank &<br>1 no. Underground Tank  |
| 17. | <b>Year of Construction</b>                               | 1975   |
| 18. | <b>Age of the building</b>                                | 49 years   |
| 19. | <b>Estimated future life of the</b>                       | 11 years   |

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|     | <b>building</b>                                      |   |
| 20. | <b>Building elevation</b>                            | Good  |
| 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>         | Kota stone/concrete   |
| 25. | <b>Doors &amp; Windows</b>                           | M.s shutter   |
| 26. | <b>Compound wall &amp; no. of gates</b>              | 6 ft height of compound wall & 2 nos. of MS Gates & security  |
| 27. | <b>No. of rooms</b>                                  | 2 cabin+1 wa+1 loft   |
| 28. | <b>View from the different rooms of the property</b> | Road view   |
| 29. | <b>Internal finishing</b>                            | Flooring in different rooms : vetrified<br><b>Kitchen Platform : na</b><br><br>Electrical : <u>OPEN / CONCEALED</u><br>Plumbing : <u>OPEN / CONCEALED</u> |
| 30. | <b>loft</b>  | 600 sq feet   |
| 31  | Carpet area as per Measurement :                     | <b>660 sq feet</b>  |
| 32  | Nearest Bus stop                                     | Ram mandir station  |
| 33  | Nearest Hospital                                     | J J hospital  |
| 34  | Condition of Road                                    | 30 fit good wide road   |
| 35  | Rate per sq ft.                                      | <b>19 k to 20 k on builtup</b>  |
| 36  | Person Met at Site                                   | <b>mr pankaj shah 9820371388</b>  |
| 37  | Coordinate   | <b>19.146005, 72.853113</b>   |
| 38  | Name on society board                                | <b>Na</b>   |
| 39  | Name on door   | <b>Na</b>   |

Remarks:

1. The said property have loft with height of 8 feet total height of 18 feet.
- 2: the said property has two entries