

## Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : pnb                      date of inspection :4-9-2024

1.	<b>Name of the Applicant</b>	Rajnikant sharwankumar kedia
2.	<b>Type of property :</b>	Residential flat
3.	<b>Address of the property</b>	Flat nom 603a&B.6 <sup>th</sup> floor,wing b ,lakshchandi apartment ,a,b,c,d chsl,Krishna vatica marg,Gokuldham ,goregaon east400063
4.	<b>Nearest Railway station</b>	3.1 km away from goregaon station
5.	<b>Name of the road access to the property</b>	Mohan gokhale road
6.	<b>Landmark / vicinity :</b>	Near Krishna vatika mandir
7.	<b>Boundaries of the building</b>	North : resident bldg South: road East : resident bldg West : lakshchandi height
8.	<b>Locality</b>	Type : <u>Residential/ Commercial/ Industrial/ Mix</u>  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/ Commercial/ Industrial/ Mix</u>
10.	<b>Actual Land Use</b>	<u>Residential/ Commercial/ Industrial/ Mix</u>
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</b>	Mr rajnikant kedia /seller
14.	<b>Building details</b>	Type of Structure: : ( <u>RCC/</u> Load Bearing) No. of Floors :basement +stilt +1 <sup>st</sup> to 10 <sup>th</sup> upper floor No of building : 4 No. of flats/units on each floor: 4 flat
15.	<b>No. of lifts with capacity &amp; Status</b>	2 no with 8no person capacity
16.	<b>Underground &amp; Overhead tanks</b>	1 no. Overhead Tank & 1 no. Under ground Tank
17.	<b>Year of Construction</b>	2003
18.	<b>Age of the building</b>	21years
19.	<b>Estimated future life of the building</b>	39 years

20.	<b>Building elevation</b>	<b>good</b>
21.	<b>Condition of the building :</b>	Good
22.	<b>Finishing</b>	Luster and 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 / aluminum sliding
26.	<b>Compound wall &amp; no. of gates</b>	6 feet & 2 main gate
27.	<b>No. of rooms</b>	2 bhk+2 toilet
28.	<b>View from the different rooms of the property</b>	Resident bldg
29.	<b>Internal finishing</b>	Flooring in different rooms :vitrified <b>Kitchen Platform : granite &amp; stainless sink</b> Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
30.	<b>Balcony</b>	
31	Carpet area as per Measurement :	841sq feet
32	Nearest Bus stop	Dindoshi court
33	Nearest Hospital	Life line hospital
34	Condition of Road	15 feet wide road
35	Rate per sq ft.	
36	Person Met at Site	<b>Rajnikant kedia</b>
37	Coordinate	19.171790, 72.870998
38	Name on society board	<b>Mr Arvind agarwal/9322234491</b>
39	Name on door	<b>Na</b>

Remarks:

1:north:lift

south:"staircase

east:lobby

west:open sky

the said proeprty flat no 603a &b and flat no 604 a&b are internally combined with single entry and entry from flat no 603a&B

th e said proeprty common lobby area merged and balconey area merged .