

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank: sbi

date of Inspection: 6-12-2024

1.	Name of the Applicant	Shree hari chemical
2.	Type of property :	Office
3.	Address of the property	.unit no 103,104,1 st floor,unique tower,s.v road,near kamath club,goregaon west
4.	Nearest Railway station	2.2 away from goregaon station
5.	Name of the road access to the property	Off s.v road
6.	Landmark / vicinity :	Opp poonam height
7.	Boundaries of the building	North : road South : under constrtuion East : siddapura industrial estate West : agilus diagnostics
8.	Locality	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.	Permitted Land Use	Residential/ <u>Commercial/Industrial/</u>
10	Actual Land Use	Residential/ <u>Commercial/Industrial/Mix</u>
11	Availability of other amenities in the surrounding	School Market College Temple
12	Surrounding development	<u>Developed/</u> Well Developed
13	Occupant / since	m/s nexigen fibres pvt ltd (tenant)/6 years
14	Building details	Type of Structure: : (<u>RCC/</u> Load Bearing) No. of Floors : basmwent+lobby+1 st to 10 th floor No of wings: No. of flats/units on each floor : 6 unit
15	No. of lifts with capacity & Status	2 No lift with 8 no person capacity
16	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Under ground Tank
17	Year of Construction	2014
18	Age of the building	10 years
19	Estimated future life of the building	50 years
20	Building elevation	Good
21	Condition of the building :	good

22	Finishing	Good
23	Amenities	parking
24	Flooring in open spaces and staircase	Garden tiles / kota stone
25	Doors & Windows	Wooden door
26	Compound wall & no. of gates	6 feet height / 2no gate
27	No. of rooms	4 cabin+2 toilet+2 wa
28	View from the different rooms of the property	Building
29	Internal finishing	Flooring in different rooms : vitirified Kitchen Platform : granite &stainless sink Electrical : OPEN / <u>CONCEALED</u> Plumbing : OPEN / <u>CONCEALED</u>
30	Balcony	
31	Carpet area as per Measurement :	765sq feet
Feet	Nearest Bus stop	Madina manzil
33	Nearest Hospital	Srv hospital
34	Condition of Road	30 feet good wide good road
35	Rate per sq ft.	
36	Person Met at Site	mrs kiran vishwakarma /7045989806
37	Coordinate	19.17119370555381, 72.84623984975593
38	Name on society board	Shree hari chemical
39	Name on door	Nexigen fiber pvt ltd

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Remark

the said proeprty unit no 103and 104 are internally combined with single entry .

north:lobby

south:open sky

east:passage

west:lobby