

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank: pnb

date of Inspection: 10-12-2024

1.	Name of the Applicant	Jyotsana namchand agarwal
2.	Type of property :	Residential flat
3.	Address of the property	.flat no 36,3 rd floor, c wing, the topiwala chsl, s.v road,goregaon west
4.	Nearest Railway station	400m away from goregaon station
5.	Name of the road access to the property	Off s.v road
6.	Landmark / vicinity :	Opp topiwala center
7.	Boundaries of the building	North : road South : a and b wing East : road West :internal road
8.	Locality	Type : <u>Residential</u> / _Commercial/_ Industrial/ Mix 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	<u>Residential</u> / Commercial/Industrial/
10	Actual Land Use	<u>Residential</u> / Commercial/Industrial/Mix
11	Availability of other amenities in the surrounding	School Market College Temple
12	Surrounding development	<u>Developed</u> /Well Developed
13	Occupant / since	Self occupied/49 years
14	Building details	Type of Structure: : (<u>RCC</u> /Load Bearing) No. of Floors : ground+7 th floor No of wings: 3 No. of flats/units on each floor : 7 flat
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	1974
18	Age of the building	50 years
19	Estimated future life of the building	10 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 / aluminium sliding window
26	Compound wall & no. of gates	6 feet height / 2no gate
27	No. of rooms	3 bedroom+hall+1 toilet
28	View from the different rooms of the property	Building
29	Internal finishing	Flooring in different rooms : marble Kitchen Platform : na Electrical : OPEN / CONCEALED <u>Plumbing</u> : OPEN / CONCEALED
30	Balcony	
31	Carpet area as per Measurement :	668sq feet
Feet	Nearest Bus stop	Goregaon station
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	Mr nemchand agarwal/9820798584
37	Coordinate	19.163775939037084, 72.8472686862589
38	Name on society board	Mrs jyotsanan .n. agarwal
39	Name on door	agarwal

Remark :flat wise:

north:open sky

south:staircase

east:lobby

west:open sky

the said proeprty flat no 35 and 36 are inetrnally combined with two entry

the said proeprty messerment done only flat no 36.