

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank – svc

Date of inspection: 19-1-2025

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| 1. | Name of the Applicant | Rushi lalit suri |
| 2. | Type of property : | Commercial shop |
| 3. | Address of the property | Shop no 2109,21 st floor ,rustomjee eaze zone , Laxmi singh complex , goregaon west , Mumbai 400104 |
| 4. | Nearest Railway station | 2.6 km away from goregaon station |
| 5. | Name of the road access to the property | Vasari hill road |
| 6. | Landmark / vicinity : | Opp rustomjee o' zone |
| 7. | Boundaries of the building | North : atmaram compound South : road East : open plot West : road |
| 8. | Locality | Type : Residential/ <u>Commercial</u> / 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 | Residential/ <u>Commercial</u> / Industrial/ Mix |
| 10. | Actual Land Use | Residential/ <u>Commercial</u> / Industrial/ Mix |
| 11. | Availability of other amenities in the surrounding | School Market College Temple |
| 12. | Surrounding development | <u>Developed</u> / Well Developed |
| 13. | Occupant | vacant |
| 14. | Building details | Type of Structure: : (RCC/ Load Bearing) No. of Floors : : lower ground +ground +3 rd upper floor No of wings: No. of flats/units on each floor : 100 (more than shop) |
| 15. | No. of lifts with capacity & Status | 2 no lift 8no person capacity |
| 16. | Underground & Overhead tanks | 1 no. Overhead Tank & 1 no. Underground Tank |
| 17. | Year of Construction | 2009 |
| 18. | Age of the building | 16 years |

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| 19. | Estimated future life of the building | 44 years |
| 20. | Building elevation | Good |
| 21. | Condition of the building : | Good |
| 22. | Finishing | Cement / glass carding |
| 23. | Amenities | Parking |
| 24. | Flooring in open spaces and staircase | Garden tiles / kota stone |
| 25. | Doors & Windows | M S Shutter |
| 26. | Compound wall & no. of gates | 6 feet height 2 no gate |
| 27. | No. of rooms | Shop |
| 28. | View from the different rooms of the property | Road |
| 29. | Internal finishing | Flooring in different rooms : vitirified Kitchen Platform : na Electrical : <u>concealed</u> Plumbing : <u>concealed</u> |
| 30. | Mezzanine floor | |
| 31. | Carpet area as per Measurement : | 107sq feet |
| 32. | Nearest Bus stop | State bank |
| 33. | Nearest Hospital | Cloud 9 |
| 34. | Condition of Road | 30 feet good wide road |
| 35. | Rate per sq ft. | 42k to 45k on carpet |
| 36. | Person Met at Site | Rushi lalit suri/9930895830 |
| 37. | Coordinate | 19.174095, 72.841452 |
| 38. | Name on society board | Na |
| 39. | Name on door | Na |

REMARK

1: the said property total height of 12.76 feet .
east:shop
west:lobby
north:shop no 2110
south:shop no 2108