

Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank : sbi

Date of inspection: 30-3-2024

1.	Name of the Applicant	Mani jewel
2.	Type of property :	Indusatrial gala
3.	Address of the property	Gala no 34,1 st floor,nand bhuvan industrial premises ,near navketan indi estate , ,Mahakali caves road ,andheri east
4.	Nearest Railway station	3.1 km away from andheri station
5.	Name of the road access to the property	Mahakali caves road
6.	Landmark / vicinity :	Opp msch Donald
7.	Boundaries of the building	North : b wing South : nav Ketan industrial East : road West : road
8.	Locality	Type : Residential/ Commercial/ <u>Industrial</u>/ 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/ Commercial/ <u>Industrial</u> / Mix
10.	Actual Land Use	Residential/ Commercial/ <u>Industrial</u> / 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: : <u>(RCC)</u> / Load Bearing) No. of Floors: ground +1 No of wings: 1 No. of flats/ units on each floor: 18gala
15.	No. of lifts with capacity & Status	no lift no capacity
16.	Underground & Overhead tanks	1 no. Overhead Tank & 1 no. Underground Tank
17.	Year of Construction	1999
18.	Age of the building	25 years

19.	Estimated future life of the building	35years
20.	Building elevation	Good
21.	Condition of the building :	Good
22.	Finishing	Luster / cement
23.	Amenities	parking.
24.	Flooring in open spaces and staircase	Concrete & Kotastone staircase
25.	Doors & Windows	M.S shutter
26.	Compound wall & no. of gates	6 ft height of compound wall & 2 nos. of MS Gates & security
27.	No. of rooms	1 vacant unit +2 toilet
28.	View from the different rooms of the property	Building
29.	Internal finishing	Flooring in different rooms : kota stone Kitchen Platform : na Electrical : <u>OPEN / CONCEALED</u> Plumbing : <u>OPEN / CONCEALED</u>
30.	Mezzanine floor gallery loft	898sq feet 91sq feet 348sq feet
31	Carpet area as per Measurement :	Ground floor:1101sq feet
32	Nearest Bus stop	Share panjab
33	Nearest Hospital	Holy sprit
34	Condition of Road	30 fit good wide road
35	Rate per sq ft.	16k to 17k on builtup
36	Person Met at Site	Mr Sandeep godhariya /9820570094
37	Coordinate	19.122069,72.863848
38	Name on society board	Na
39	Name on door	Na

Remarks:

1:the said proeprty unit no 34 and unit no 35 are internally combined with two entry.

2 the said property have loft with height of 5.66 feet and mezzanine floor height 7 feet and ground floor height 7.5 feet, total height 20 feet .

flat wise:

north:lobby

south:open sky

east:unit no 35

West:unit no 33