

## Inspection report of Residential/ Commercial/ Industrial properties

Name of Bank: ubi

date of Inspection :18-9-2024

1.	<b>Name of the Applicant</b>	Dilip kumar sultania and madhu sultania
2.	<b>Type of property :</b>	Resident flat
3.	<b>Address of the property</b>	Flat no 2001,20 <sup>th</sup> floor,lotus sky garden ,tank road,Shankar lane,malad west 400064
4.	<b>Nearest Railway station</b>	2.3 Km away from malad station
5.	<b>Name of the road access to the property</b>	Shankar lane
6.	<b>Landmark / vicinity :</b>	Near lotus height
7.	<b>Boundaries of the building</b>	North : chawl South : lotus height East : new trinity chsl West : road
8.	<b>Locality</b>	Type : <b><u>Residential</u></b> / Commercial/ Industrial/ Mix  Class of people : Lower class/ <b><u>Middle class</u></b> / Upper Middle class/ Higher class Site is: <b><u>Normal</u></b> / above road/ below road
9.	<b>Permitted Land Use</b>	<b><u>Residential</u></b> / Commercial/ Industrial/ Mix(
10	<b>Actual Land Use</b>	<b><u>Residential</u></b> / Commercial/ Industrial/ Mix
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>	<b><u>Developed</u></b> /Well Developed
13	<b>Occupant / since</b>	vacant
14	<b>Building details</b>	Type of Structure: : ( <b><u>RCC</u></b> /Load Bearing) No. of Floors : stilt+3level plodium+4 <sup>th</sup> to 43 <sup>rd</sup> upper floor No of wings: 1 No. of flats/units on each floor : 6 flat
15	<b>No. of lifts with capacity &amp; Status</b>	5 lift no with 8 no person capacity
16	<b>Underground &amp; Overhead tanks</b>	1 no. Overhead Tank & 1 no. Under ground Tank
17	<b>Year of Construction</b>	2023
18	<b>Age of the building</b>	1 years
19	<b>Estimated future life of the building</b>	59 years
20	<b>Building elevation</b>	<b>Good</b>
21	<b>Condition of the building :</b>	Good
22	<b>Finishing</b>	Luster/cement

23	<b>Amenities</b>	Parking,garden,kids playu area,swimming pool
24	<b>Flooring in open spaces and staircase</b>	Garden tiles/kota stone
25	<b>Doors &amp; Windows</b>	Wooden door
26	<b>Compound wall &amp; no. of gates</b>	6 feet height / 2no gate
27	<b>No. of rooms</b>	3 bhk+2 toilet
28	<b>View from the different rooms of the property</b>	Building
29	<b>Internal finishing</b>	Flooring in different rooms :vitrified <b>Kitchen Platform</b> : granite/stainless steel Electrical : <u>OPEN / CONCEALED</u>  <u>Plumbing</u> : OPEN / <u>CONCEALED</u> (
30	<b>Balcony</b>	66 sq fet
31	Carpet area as per Measurement :	777sq feet+
32	Nearest Bus stop	Orlem church
33	Nearest Hospital	Surana hospital
34	Condition of Road	30 feet good wide good road
35	Rate per sq ft.	30k on rera carpet
36	Person Met at Site	<b>Artik sir/9769726267</b>
37	Coordinate	19.198415348733647, 72.83705248065542
38	Name on society board	<b>Na</b>
39	Name on door	<b>Na</b>

remark:

the said property oc received .

east:open sky

west:lobby

north:open sky

flat no 2002