



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-118937	Application No.:	77000314604
Customer Name:	Suchit Ulhas Ghosalkar	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Suchit Ulhas Ghosalkar	Mobile :	9975299391 9696361622

PROPERTY ADDRESS

Property Address:	Apartment No 4, Second Floor, Ramkrishna Apartment, Survey No 165, Hissa No 2, Plot No 14 Pimpri, Waghere Tal Haveli Dist Pune	Location:	Pimpri P F		
		City:	Pune	Pin Code	411018
		State:	Maharashtra	Country	India
Legal Address:	Apartment No 4, Second Floor, Ramkrishna Apartment, Survey No 165, Hissa No 2, Plot No 14 Pimpri Waghere Tal Haveli Dist Pune	Nearby Landmark:	Near Shushruth Clinic		
		Collateral ID:	I26PUN018-068660		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	25
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Third Floor	3	1	1	1 BHK AND 1 ROOM
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr.Suchit Ghosalkar	32
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2018	Self	28

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Flat No 5	Entrance/Staircase	Open To Sky
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GROUND PLUS 3 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	490	0	0
Super Built Up/Sellable Area	662	8000	5296000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5296000
% Recommended	100	Realizable Value:	5296000
Realizable Value In Words : Rupees Fifty-Two Lakh Ninety-Six Thousand			

Visited By:	Mr. Mohammad Ashraf	Visited on:	16-Jul-2026
Violations observed (if any):			
Remarks:	null 1).this is bt top up case.2) details are collected on site 3).we have received index ii and assignment deed executed between mr.dinkar m.bhat and mr.suchit ulhas gholaskar and 1 other with reg no 4195/2021 dated 04/03/2021 at sro haveli 18 4).details for area and valuation taken as per plan 8).boundaries taken as per plan. 7). name plate observed on door and society name board 8).we have received completion certificate with reg no dated issued by 9).we have received property tax paid receipts in name of suchit ulhas gholaskar for years 2008-2026 with malmatta no 1080700101.00 issued by pcmc 10).we have received electricity bill in name of mr.suchit ulhas gholaskar with customer no 170145943097 and purvatha dated 23/05/2016 issued by mahaviteran		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PROPERTY TAX _ PCMC INDIA.PDF	NULL	NULL	
IMG_1788.JPG	18.62693888888889	73.81201111111111	
IMG_1791.JPG	NULL	NULL	
IMG_1792.JPG	18.62688888888889	73.81218055555556	
IMG_1789.JPG	18.62689722222222	73.81204166666666	
IMG_1790.JPG	NULL	NULL	
IMG_1793.JPG			

Entered By:	Mohammad Ashraf	Entered On:	25-Jul-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	25-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.81195833333334
Latitude: 18.626994444444446
Image Taken 16-JUL-2026 11:31:02



Longitude: 73.81204166666666
Latitude: 18.626897222222222
Image Taken 16-JUL-2026 11:27:18



DECLARATION

I/We herby declare that: 1. The property was inspected by me/us. 2. I/We have no direct or indirect Interest in the property valued 3. The information furnished above is true and correct to my/our knowledge.

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