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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Direct"
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "6698fe77e4681c3f5822dace"
    },
    "firstName": "Abid",
    "type": "CREDITOFFICER",
    "_id": "6698ff3235f7d73f39341143",
    "email": "abid_ali@sbiglobal.in",
    "lastName": "Ali",
    "mobileNo": "",
    "workMobileNo": "9779588480"
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  "fees": {
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    "propertyValue": ""
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"discussWithPerson": "",
"expectedFees": null,
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"organization": {
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "6698fe77e4681c3f5822dace",
  "name": "SBI Global Factors Limited ",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "CCO@sbiglobal.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "The Metropolitan Bldg., 2nd Floor, BKC,\n\nBandra-East, Mumbai
-400051"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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  "pickupPerson": null,
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    "role": "SITEENGINEER",
    "firstName": "Abhiraj",
    "email": "abhishekharijan@gmail.com",
    "lastName": "Bhagat",
    "mobileNo": "8369839430",
    "designation": "",
    "shortName": "AH",
    "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
  },
  "rateVerifier": {
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    "_id": "64dc7184ccaf1e7b7f637f47",
    "role": "FRONTDESK",
    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
    "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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  },
  "maker": {
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    "_id": "62fe044a48a26047e6552796",
    "role": "MAKER",
    "firstName": "Pradnya ",
    "email": "pradnya@vastukala.org",
    "lastName": "Rasam",
    "mobileNo": "9529385821",
    "designation": "",
    "shortName": "PR",
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  "checker": null,
  "valuers": [
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
"registrationNo": [
  {
    "title": {
      "value": "Wealth_Tax",
      "label": "Wealth Tax"
    },
    "_id": "6084131a13f01f158c6ea1f4",
    "number": "[N]C.C.I.T/I -14/52/2008-09"
  }
],
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"workWithDocumentMaker": "",
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\\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
}
]
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  "label": "BANK"
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  "schedule": [
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    {
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    {
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    {
      "dateTime": "19/07/2024 12:00 am"
    }
  ],
  "visitedDate": [
    {
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      "dateTime": "2024-07-19",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "label": true
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  "country": {
    "status": true,
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"label": false
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"village": {
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  "value": "Ghorpadi ",
  "label": true
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  "label": false
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  "key": "buildingNo",
  "value": "",
  "label": true
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"district": {
  "status": true,
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  "key": "district",
  "value": "Pune ",
  "label": true
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"city": {
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  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
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  "key": "plotNo",
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  "label": true
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  "key": "buildingName",
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  "label": false
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
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  "label": false
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  "name": "Landmark",
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"key": "landmark",
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"wing": {
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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"blockNo": {
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "B-9",
  "label": false
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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"value": "",
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  "key": "postalCode",
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "External site visit only"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Pune Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "west": "Slum Area ",
    "south": "Internal Road ",
    "east": "Akshay Complex Road "
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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      "south": "Unit No. B-11",
      "west": "Passage "
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    "asPerDocument": {
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"south": "Unit No. B-11",
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},
"whichTheLocalityIsServed": {
  "buses": {
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "Internal visit was not allowed at site. As per Approved
Building Plan, the composition of Unit is Working Area only. ",
"dateOfIssusApprovePlan": "Copy of Architect Plan No. 2299 / 06 dated 29.09.2006
issued by Pune Municipal Corporation",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "At the time of site visit, internal visit was not allowed at site.",
  "depreciationPercentage": "39",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "10025.00",
  "depreciatedBuildingRate": "1525",
  "buildingServicesDepreciatedRate": "975"
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"igrRate": {
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"propertyName": "Godown",
"rate": "87600",
"landRate": "35690",
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"squareMeterGuideLineRate": "87600.00",
"squareFeetGuideLineRate": "8138.00"
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"igrFinalRate": {
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  "depreciationPercentage": "108.5",
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  "squareFeetGuideLineRate": "8548.00",
  "squareMeterGuideLineRate": "92012.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per Local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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    "month": "1",
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    "fullDate": "1/1/1998"
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  "planningArea": {
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Good"
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"materialUsedList": {
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "Part_Building_Completion_Certificate",
  "label": "Part Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "34",
"ageOfBuilding": "26",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "Basement",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "30"
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"finalPlinthArea": {
  "area": "497.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Deed"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    },
    "routeMapImg": "cases/6699df70e4681c3f5822f9d2/
routeMap_1721460198708_Image.png",
    "routeLat": "18.536370",
    "routeLng": "73.875245",
    "stationName": "Ruby Hall",
    "routeDistance": "900 Mtrs. "
  },
  "finalLatLng": {
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    null
  ],
  "type": "Point"
},
"showLocation": {
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},
"locationMapImg": [
  {
    "id": "vcbga",
    "name": "vcbga",
    "image": "cases/6699df70e4681c3f5822f9d2/
routeMap_1721460062839_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
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"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "4982425.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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"externalBrickWork": {
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  "isEditable": true
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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Uttamchandani",
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"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9822798870",
"contactPersonName": "Mr. Ajay Kumbhar ",
"purchaseValueAsPerDocument": "0",
"owners": [
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    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "450837"
  }
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"fullAddress": "Commercial Unit No. B-9, Basement Floor, Akshay Complex
Condominium, Plot No. 187, New/Current Survey No. 347-A/2-A-1-A/2, Tadiwala Road,
Sangamwadi, T.P. Scheme , Village - Ghorpadi , Taluka - Pune , District - Pune , PIN -
411 001, State - Maharashtra, Country - India",
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        "label": "Transferor"
      },
      "Transferor": "M/s. Amber Marketing Pvt. Ltd. ",
      "to": {
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        "label": "Transferee"
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      "Transferee": "Mrs. Meena Govind Uttamchandani & Mr. Rajesh Jeevan
Uttamchandani",
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      "label": "Pune Municipal Corporation"
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Jul 20 2024 12:35:50 GMT+0530 (India Standard Time)"
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"isExternal": "false",
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  "label": "Commercial"
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"scheduleSiteVisitDate": "Invalid date",
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    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Fri Jul 19 2024 09:07:20 GMT+0530 (India Standard Time)"
  }
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"proposePurchasers": [],
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    }
  }
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"docFinalSaleableSquareMeter": "0"
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      "squareMeterArea": "55.74",
      "expectedRate": "14666.67",
      "percentage": "20"
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    "area": "500",
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"floor": "",
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    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "58.34",
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Composition :

Other

Composition :
