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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And
Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
  "masterTypeOfPurpose": {
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "63fc957bce84bf289baa55ec"
    },
    "firstName": "Walmik",
    "type": "CREDITOFFICER",
    "_id": "65269eb2703d7c40db9b5919",
    "lastName": "Wagh",
    "mobileNo": "",
    "workMobileNo": "8424998009",
    "email": "1sbi.05168@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "00",
  }
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"discussWithPerson": "Walmik",
"expectedFees": null,
"quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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
},
"branch": {
  "_id": "63fc957bce84bf289baa55ec",
  "name": "SARB Churchgate",
  "branchCode": "",
  "mobileNo": "02222053163",
  "alternateMobileNo": "",
  "email": "sarc.mumbai@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "6th Floor, International 16, Maharshi Karve Road, Churchgate, Mumbai -
400020, State - Maharashtra, Country - India"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
    "_id": "60af3d172ffdf65bcd6585cd",
    "role": "PICKUPPERSON",
    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
    "profilePhoto": "users\\60af3d172ffdf65bcd6585cd\\
\\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
  },
  "siteEngineer": {
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    "_id": "63f9f4adce84bf289ba9956e",
    "role": "FRONTDESK + ENGINEER",
    "firstName": "Swapnnil",
    "email": "waghswapnil309@gmail.com",
    "lastName": "Wagh",
    "mobileNo": "8237116625",
    "designation": "",
    "shortName": "SW",
    "workWithDocumentMaker": "",
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  "rateVerifier": {
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    "role": "FRONTDESK",
    "firstName": "Rushikesh",
    "email": "rushipingle2201@gmail.com",
    "lastName": "Pingle",
    "mobileNo": "8788210361",
    "designation": "",
    "shortName": "RUP",
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  "maker": {
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"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
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"shortName": "RUP",
"workWithDocumentMaker": "",
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"checker": null,
"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
}
],
"type": "EMPLOYEE",
"_id": "6084131a13f01f158c6ea1f3",
"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"
}
],
"shortName": "SBC",
"workWithDocumentMaker": "",
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}
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"clientType": {
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  "value": "BANK"
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"geo": {
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  "coordinates": [
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    20.11045658855992
  ]
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"siteVisit": {
  "siteVisitStatus": false,
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    {
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    {
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    {
      "dateTime": "1/01/2025 12:00 am"
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  ],
  "visitedDate": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "underConstruction": false
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"address": {
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  "name": "Country",
  "key": "country",
  "value": "India",
  "label": false
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"village": {
  "status": true,
  "name": "Village",
  "key": "village",
  "value": "Nashik",
  "label": true
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"floorNo": {
  "status": true,
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  "key": "floorNo",
  "value": "4",
  "label": false
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  "value": "",
  "label": true
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  "name": "District",
  "key": "district",
  "value": "Nashik",
  "label": true
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"city": {
  "status": true,
  "name": "City",
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"value": "Nashik",
"label": false
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"tahasilNo": {
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  "value": "",
  "label": true
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  "name": "Taluka",
  "key": "taluka",
  "value": "Nashik",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "name": "Building Name",
  "key": "buildingName",
  "value": "",
  "label": false
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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  "name": "Street 1",
  "key": "street1",
  "value": "Behind Nimani CT Bus Stand, Panchvati",
  "label": false
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"street2": {
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"status": true,
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"key": "street2",
"value": " Above Union Bank of India, Dindori Naka, Dindori Road",
"label": false
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"landmark": {
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
  "status": false,
  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "Rupashree Apartment",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
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  "status": false,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "status": false,
  "name": "Hissa No.",
  "key": "hissaNo",
  "value": "",
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"label": true
},
"CTSNo": {
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "6066 to 6072",
  "label": true
},
"blockNo": {
  "status": false,
  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "26",
  "label": false
},
"municipalityWardNo": {
  "status": false,
  "name": "Municipality Ward No.",
  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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"key": "SRO",
"value": "",
"label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
},
"GUTNo": {
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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"postalCode": {
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  "key": "postalCode",
  "value": "422003",
  "label": false
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"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Nashik",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
  }
}
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},
"windows": {
  "value": "Wooden_frame_openable_widow_with_M._S._Grill",
  "label": "Wooden frame openable widow with M. S. Grill"
},
"fittings": {
  "value": "Internal_Visit_not_allowed",
  "label": "Internal Visit not allowed"
},
"finishing": {
  "value": "Internal_Visit_not_allowed",
  "label": "Internal Visit not allowed"
}
},
"general": {
  "ownership": {
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    "label": "sole ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
    "north": "Road",
    "west": "Road",
    "south": "Open Plot",
    "east": "Building"
  },
  "asPerDocumentAgreement": {
    "north": "10 Ft. Road",
    "west": "Dindori Road",
    "south": "CTS No. 6082 to 6095",
    "east": "The Construction Give to The Trust"
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},
"unitBoundaries": {
  "asPerActual": {
    "north": "Flat No. 27",
    "east": "Open Space",
    "south": "Open Space",
    "west": "Lobby, Lift & Flat no. 25"
  },
  "asPerDocument": {
    "north": "Flat No. 27",
    "east": "Open Space",
    "south": "Open Space",
    "west": "Lobby, Lift & Flat no. 25"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Approved Building plans were not provided and not
verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of site inspection, we were not allowed internal measurement
```

and photographs of the property, hence our report is based on documents provided to us. ",

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"depreciationPercentage": "31.499999999999996",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "2770",
"depreciatedBuildingRate": "1370"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "42000",
  "landRate": "24650",
  "igrImage": "cases/6774d75996317adb45180679/igr_1735722439907_Image.png",
  "squareMeterGuideLineRate": "42000.00",
  "squareFeetGuideLineRate": "3902.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "79",
  "rate": "3563.00",
  "squareFeetGuideLineRate": "3563.00",
  "squareMeterGuideLineRate": "38357.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Internal_visit_not_allowed",
    "label": "Internal visit not allowed"
  },
  "monthlyRent": "5500",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Internal visit not allowed at site"
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},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "negativeFactorsOfAffectMarketValue": "NA"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2004",
    "fullDate": "1/1/2004"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
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"value": "R.C.C.",
"label": "R.C.C. Framed"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Normal",
"label": "Normal"
},
"materialUsedList": {
"value": "Good",
"label": "Good"
},
"buildingSpecification": {
"value": "Average",
"label": "Average"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenancelssues": {
"value": "Information_Not_Available",
"label": "Information Not Available"
}
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},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "39",
"ageOfBuilding": "21",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": ""
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6774d75996317adb45180679/
routeMap_1735723294954_Image.png",
    "routeLat": "20.012463",
    "routeLng": "73.796294",
    "stationName": "Nashik Road",
    "routeDistance": "10.9 KM",
    "routeStation": {
      "value": "Railway_Station",
```



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    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "hq6hz7",
    "name": "hq6hz7",
    "image": "cases/6774d75996317adb45180679/
routeMap_1735723200257_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2659200.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "2659200.00"
},
"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": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "builtUpRateRange": {
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  "saleableRateRange": {
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    "max": "3948.00"
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"appAddress": "Flat no 26,4Floor, Rupa shree Apartment, Behind Nimai CT Bus
Stant.Above union Bank of india,Dindori naka.Dindori Road,Panchavati Nashik ",
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    "Seller": "M/s. Aashapura Developers",
    "to": {
      "value": "buyer",
      "label": "buyer"
    },
    "buyer": "Shri. Vijay Balavant Patil ",
    "number": {
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      "label": "Document No"
    },
    "Document_No": "1448/2005"
  },
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  "id": "831746",
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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    "description": "Create Lead",
    "datetime": "Wed Jan 01 2025 05:49:13 GMT+0000 (Coordinated Universal Time)"
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    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "850338"
  }
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      "label": "Agreement for sale"
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    "builtUpArea": {
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      "squareMeterArea": "88.35",
      "expectedRate": "3628.81",
      "percentage": "20"
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    "saleableArea": {
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      "expectedRate": "3024.01",
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    "floor": "",
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    "expectedPrice": "3451000",
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    "id": "474907"
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      "percentage": "20"
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      "area": "1140.00",
      "squareMeterArea": "105.91",
      "expectedRate": "3947.37",
      "percentage": "20"
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    "printlnReport": true,
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    "floor": "",
    "source": "magic_bricks",
    "expectedPrice": "4500000",
    "expectedRate": "5684.19",
    "builtUpExpectedRate": "4500000",
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    "squareMeter": "88.26",
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    "orientation": "landscape"
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    "filename": "1735722491372_Vijat_Patil_Flat_No_26.xlsx",
    "path": "cases/6774d75996317adb45180679/
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  }
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"updatedAt": "2025-01-01T09:22:30.344Z",
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 26, 4th Floor, Rupashree Apartment, Behind
Nimani CT Bus Stand, Panchvati, Above Union Bank of India, Dindori Naka, Dindori
Road, Village - Nashik, Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003,
State - Maharashtra, India",
"updatedBy": "63f9ed37ce84bf289ba991ac",
"addressForMap": "",
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"email": "",
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Other			
Composition :			