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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "leadFrom": {
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  "purposeOfValuation": {
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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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  "toAssess": {
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  "creditOfficer": {
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      "_id": "63fc957bce84bf289baa55ec"
    },
    "firstName": "Walmik",
    "type": "CREDITOFFICER",
    "_id": "65269eb2703d7c40db9b5919",
    "lastName": "Wagh",
    "mobileNo": "",
    "workMobileNo": "8424998009",
    "email": "1sbi.05168@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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"discussWithPerson": "Walmik",
"expectedFees": null,
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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": {
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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "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"
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  "label": "Land & Building / Immovable Property"
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    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
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    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
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  },
  "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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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453"
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        "label": "Wealth Tax"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
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  "value": "BANK"
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  "longitude": "73.79058871698473"
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    "dateTime": "2025-01-01",
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  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Nashik",
    "label": true
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    "key": "floorNo",
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  "label": true
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  "value": "Taskar Lane",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "value": "2027-K",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "2",
  "label": false
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  "value": "",
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"khataNo": {
  "status": false,
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Nashik",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "windows": {
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  "fittings": {
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  },
  "finishing": {
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    "label": "sole ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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"value": "No",
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"asPerActualAgreement": {
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  "south": "Building",
  "east": "Taksal Lane & Shops"
},
"asPerDocumentAgreement": {
  "north": "Shree Mahalaxmi Complex",
  "west": "Bhadrakali Market",
  "south": "Property of Shri. Aute",
  "east": "Taksal Lane"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Shop No.1",
    "east": "Marginal Space",
    "south": "Shop No.3",
    "west": "Open Space & Shop No.10"
  },
  "asPerDocument": {
    "north": "Shop No.1",
    "east": "Adjoining Area of this ",
    "south": "Shop No.3",
    "west": "Open Space"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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verified.",
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"empanelledOfApprovePlan": "NA",
"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",
"depreciationPercentage": "28.5",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "19630",
"depreciatedBuildingRate": "1430"
},
"igrRate": {
"propertyName": "Shop",
"rate": "50300",
"landRate": "19800",
"igrImage": "cases/6774d930eff345c02f700468/igr_1735816572121_Image.png",
"squareMeterGuideLineRate": "50300.00",
"squareFeetGuideLineRate": "4673.00"
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"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "81",
"rate": "4135.00",
"squareMeterGuideLineRate": "44505.00",
"squareFeetGuideLineRate": "4135.00"
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"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
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},
"propertyTypeOfUseList": {
"value": "Commercial_use",
"label": "Commercial use"
}
},
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"propertyOccupiedByList": {
  "value": "Internal_visit_not_allowed",
  "label": "Internal visit not allowed"
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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": "Internal visit not allowed at site",
"floorSpaceIndex": "As per NMC norms",
"tenantName": "",
"maintenanceOfFlat": "Internal visit not allowed at site"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "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"
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    "label": "Completed"
  },
  "asthetikLook": {
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"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
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  "year": "2006",
  "fullDate": "1/1/2006"
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"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Average",
  "label": "Average"
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"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"value": "0",
"label": "No"
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"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
"value": "1",
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"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": "41",
"ageOfBuilding": "19",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "12"
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},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1735817036021_Image.png",
    "routeLat": "20.001614",
    "routeLng": "73.790225",
    "stationName": "Nashik Road",
    "routeDistance": "8.8 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "umq1m",
      "name": "umq1m",
      "image": "cases/6774d930eff345c02f700468/
routeMap_1735817057574_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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"showcasesQty": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "11778000.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "11778000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Jan 04 2025 07:12:03 GMT+0000 (Coordinated Universal Time)",
  "number": "2309925",
  "dayCount": "9",
  "monthCount": "44",
  "generatedBy": "63f9ed37ce84bf289ba991ac"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": 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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"ownerPhoneNo": "0000000000",
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Hotel ,Doodh Bazar Road, Naikwadi Pura Nashik",
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        "label": "Seller"
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      "to": {
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        "label": "buyer"
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    }
  }
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND / BP / Nashik / 896 "
  },
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    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "457666"
  }
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"proposePurchasers": [],
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"composition": [],
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    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
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