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Enforcement Of Security Interest Act, 2002",
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Enforcement_Of_Security_Interest_Act,_2002"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Walmik",
    "type": "CREDITOFFICER",
    "_id": "65269eb2703d7c40db9b5919",
    "lastName": "Wagh",
    "mobileNo": "",
    "workMobileNo": "8424998009",
    "email": "1sbi.05168@sbi.co.in"
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  "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"
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  "initial": "SBI",
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  "email": "sarc.mumbai@sbi.co.in",
  "fax": "",
  "ledgerName": "",
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400020, State - Maharashtra, Country - India"
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    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
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    "email": "waghswapnil309@gmail.com",
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  "rateVerifier": {
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    "email": "rushipingle2201@gmail.com",
    "lastName": "Pingle",
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"lastName": "Phadol",
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"designation": "",
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"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
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"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
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  "label": false
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  "value": "",
  "label": true
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  "value": "6066 To 6072",
  "label": true
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  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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  "finishing": {
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  "townplanApprovedByList": {
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  },
  "whetherCoveredUnderAnyState": {
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"label": "No"
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  "west": "Dindori Road",
  "south": "CTS No. 6082 to 6095",
  "east": "The Construction Give to The Trust"
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"unitBoundaries": {
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    "east": "Lobby & Flat No. 22",
    "south": "Flat No. 24",
    "west": "Marginal Space & Road"
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  "asPerDocument": {
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    "east": "Flat No. 22",
    "south": "Flat No. 24",
    "west": "Dindori Road"
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  "title": "Boundaries of The Flat"
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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  "buildings": [],
  "compositions": []
},
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and photographs of the property, hence our report is based on documents provided to
us. ",
  "depreciationPercentage": "31.499999999999996",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "2770",
  "depreciatedBuildingRate": "1370"
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"igrRate": {
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  "rate": "42000",
  "landRate": "24650",
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  "squareMeterGuideLineRate": "42000.00",
  "squareFeetGuideLineRate": "3902.00"
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"igrFinalRate": {
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  "depreciationPercentage": "79",
  "rate": "3563.00",
  "squareFeetGuideLineRate": "3563.00",
  "squareMeterGuideLineRate": "38357.00"
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  "propertyTypeOfUseList": {
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  "propertyOccupiedByList": {
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"label": "Internal visit not allowed"
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"monthlyRent": "6000",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As per NMC norms",
"tenantName": "",
"maintenanceOfFlat": "Internal visit not allowed at site"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
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},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
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"buildingSpecification": {
  "value": "Average",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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  "value": "1",
  "label": "Yes"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"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": ""
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"area": "0.00"
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"routeMap": {
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routeMap_1735726317661_Image.png",
    "routeLat": "20.012475",
    "routeLng": "73.796349",
    "stationName": "Nashik Road",
    "routeDistance": "10.7 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": false
  },
  "locationMapImg": [
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      "name": "uljobq",
      "image": "cases/6774dac3dabdc2db791070e4/
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    }
  ],
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      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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    "wardrobesQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2908500.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "2908500.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "status": true
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  "rccPlinth": {
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
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"internalBrickWork": {
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},
"door": {
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  "percentage": "0.00",
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"window": {
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"internalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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"passageStaircaseLobbyDevelopment": {
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},
"guidelineDetails": {
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  "isEditable": true
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"finalValuationArea": "1050.00",
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"ownerName": "Shri. Santosh Radhakrushna Kamankar",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 24,4Floor, Rupa shree Apartment, Behind Nimani CT Bus
stand, Panchavati Nashik ",
"remark": "",
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"id": "101202",
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
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      "label": "Seller"
    },
    "Seller": "M/s. Aashapura Developers ",
    "to": {
      "value": "buyer",
      "label": "buyer"
    },
    "buyer": "Shri. Santosh Radhakrushna Kamankar",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2221/2005"
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  "id": "123253",
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  "documentDate": "23/09/2003",
  "nameOfApprovingAuthority": {
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    "label": "Nashik Municipal Corporation"
  },
  "number": {
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    "label": "No"
  },
  "No": "LND / BP / 370 / Panchavati "
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 01 2025 06:03:47 GMT+0000 (Coordinated Universal Time)"
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  {
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    "phone": "0000000000",
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    "email": "",
    "id": "684288"
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    },
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      "label": "Square Feet"
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    "totalAreaDocument": "1050",
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    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
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    "id": "979817"
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      "squareMeterArea": "73.63",
      "expectedRate": "4354.57",
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    "builtUpArea": {
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      "squareMeterArea": "88.35",
      "expectedRate": "3628.81",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "106.02",
      "expectedRate": "3024.01",
      "percentage": "20"
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  }
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"property": "Flat",
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "3451000",
"expectedRate": "4354.57",
"builtUpExpectedRate": "3451000",
"image": "cases/6774dac3dabdc2db791070e4/
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"squareMeter": "88.35",
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"carpetArea": {
"area": "659.72",
"squareMeterArea": "61.29",
"expectedRate": "6821.08",
"percentage": ""
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"builtUpArea": {
"area": "791.67",
"squareMeterArea": "73.55",
"expectedRate": "5684.19",
"percentage": "20"
},
"saleableArea": {
"area": "950.00",
"squareMeterArea": "88.26",
"expectedRate": "4736.84",
"percentage": "20"
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"floor": "",
"source": "magic_bricks",
"expectedPrice": "4500000",
"expectedRate": "4736.8421052631575",
"builtUpExpectedRate": "5684.19",
"image": "cases/6774dac3dabdc2db791070e4/
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"squareMeter": "88.26",
"id": "558008"
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    "path": "cases/6774dac3dabdc2db791070e4/
externallmg_1735725491986_WhatsApp_Image_20250101_at_21008_PM.jpeg",
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externallmg_1735725492092_WhatsApp_Image_20250101_at_21010_PM_1.jpeg",
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  "name":
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  "path": "cases/6774dac3dabdc2db791070e4/
externalImg_1735726523108_WhatsApp_Image_20250101_at_34435_PM.jpeg",
  "orientation": "landscape"
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    "filename": "1735725847180_Santosh_Kamankar_Flat_No_23.xlsx",
    "path": "cases/6774dac3dabdc2db791070e4/
processingDocuments/1735725847180_Santosh_Kamankar_Flat_No_23.xlsx",
    "size": "752774",
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    "uploadedBy": "63f9ed37ce84bf289ba991ac"
  }
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"remarks": [],
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"updatedAt": "2025-01-01T10:16:07.917Z",
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 23, 4th Floor, Rupashree Apartment, Behind
Nlmani CT Bus Stand Above Union bank of india, Dindori Naka, Dindori Road, Village -
Nashik, Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State -
Maharashtra, India",
"updatedAt": "63f9ed37ce84bf289ba991ac",
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"email": "",
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"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"rerald": "",
"siteVisitContactNo": "0000000000",
"buildingServicesRate": "2000",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 1050.00",
"flatRate": "3400",
"landOtherRate": "1400",
"shopDetails": {
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    "value": "Independent_Building"
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  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "0",
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"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "",
"landDetails": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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"lesseeName": "",
"leasePremium": "",
"leaseRent": "",
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"leaseTo": "",
"remainingLeasePeriod": 0,
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Composition :

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Other  
Composition :

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