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{
  "typeOfReport": {
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  "leadFrom": {
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  },
  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231254",
    "firstName": "Shreyash",
    "email": "0_DEFAULT_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9503732605"
  },
  "fees": {
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    "propertyValue": "4600000",
    "discussWithPerson": "KIRAN AWALE",
    "expectedFees": 2300,
    "quotedAmount": "3000"
  },
  "organization": {
    "package": {
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"panNo": "ABCDE1234A",
"freeCases": "10",
"email": "vastukalamumbai@vastukala.com",
"phone": "9819670183",
"address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai -
400 093",
"remark": "",
"theme": "DEFAULT",
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\\1606738172464_51041525c82381638d4d202735b1f05d.png",
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    "path": "public\\Vastukala Letter head H 2019.jpg",
    "pageNo": "2"
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],
"city": "Mumbai",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
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  "label": "Residential"
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"zone": {
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},
"staff": {
  "pickupPerson": {
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    "firstName": "Ravindra",
    "email": "ravindrakasare186@gmail.com",
    "lastName": "Kasare",
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    "shortName": "RBK",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
  },
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    "firstName": "Vicky ",
    "email": "vicky@vastukala.org",
    "lastName": "Bhor",
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    "designation": "",
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"firstName": "Vaishali",
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{
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"label": "Wealth Tax"
}
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}
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  "PANNo": "AEAPC7114Q",
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  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
  "registrationNo": [
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    "label": true
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  "key": "city",
  "value": "Navi Mumbai - 410 218",
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  "key": "plotNo",
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  "label": true
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"buildingName": {
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"label": false
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  "key": "selectArea",
  "value": "9E",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
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  "value": "",
  "label": false
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  "key": "selectNo",
  "value": "602",
  "label": false
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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}
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  "populationGroupList": {
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"label": "Urban"
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"value": "CIDCO",
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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
"north": "Rainbow Child Care Hospital",
"west": "D'mart Road ",
"south": "Internal Road & Patel Plaza ",
"east": "Internal Road & Henita Arcade "
},
"asPerDocumentAgreement": {
"north": "Plot No. 3",
"west": "Road",
"south": "Road",
"east": "Road"
},
"extraDetailOfProperty": ""
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"compositeRate": {
"remark": "As per site inspection, Actual Total Carpet area 395.00 Sq. Ft. (Including Balcony Area) is more than Total Carpet area 351.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 16,410/- per Sq. Ft. on Carpet area is considered.",
"depreciationPercentage": "15",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "16410",
"depreciatedBuildingRate": "2210"
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"rate": "83500",
"landRate": "27100",
"igrImage": "cases/642e478691d7c62df11e0d16/igr_1680863010688_Image.png",
"squareMeterGuideLineRate": "87675.00",
"squareFeetGuideLineRate": "8145.00"
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"igrFinalRate": {
"rate": "7583.00",

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"squareFeetGuideLineRate": "7583.00",
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
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  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  },
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    "label": "6\" Thk. Brick Masonery"
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"label": "Municipal Water Supply"
},
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"carParking": {
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  "label": "Stilt Parking"
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"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2013",
  "fullDate": "1/1/2013"
},
"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
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"label": "Standard"
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"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
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  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
},
"provisionOfFirefighting": {
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  "label": "Information not available"
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "10",
"totalLifeBuilding": "60",
"estimatedAge": "50",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "421.20",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "railway_station",
      "label": "railway station"
    },
    "routeMapImg": "cases/642e478691d7c62df11e0d16/
routeMap_1680865845614_Image.png",
    "routeLat": "19.036831",
    "routeLng": "73.103368",
    "stationName": "Kalamboli",
    "routeDistance": "3 Km"
  },
  "finalLatLng": {
    "type": "Point",
    "coordinates": [
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    "finalLatLng": true
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  "locationMapImg": [
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{
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  "name": "bs1zak",
  "image": "cases/642e478691d7c62df11e0d16/
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},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "finaltotal": "5759910.00",
  "bookValue": "0",
  "finalValue": "5759910.00"
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"outward": {
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  "number": "046298",
  "dayCount": "2",
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"monthCount": "199",
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
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    "name": "Bedroom"
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"ownerPhoneNo": "9096884939",
"appAddress": "flat no 602 Bldg no 10 Amarante plot no 04 Sector no 9 E Kalmboli ",
"remark": "",
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      "label": "Agreement for sale"
    },
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        "label": "CIDCO"
      }
    }
  },

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"to": {
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"Purchaser": "Mr. Nitin Bhagvan Mohite",
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"Document_No": "5476/2023"
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    "nameOfApprovingAuthority": {
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      "label": "CIDCO"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CIDCO / BP-2861 / ATPO (NM & K) / 2013 / 949"
  },
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Apr 06 2023 09:46:06 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
    "name": "Mr. Nitin Bhagvan Mohite",
    "phone": "9096884939",
    "email": "",
    "ownershipShare": "",
    "id": "787140"
  }
],
"siteInspection": [],
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      "label": "Square Feet"
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    "length1": "9",
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    "width1": "15",
    "width2": "11",
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    "images": [
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  "width2": "10",
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  "width2": "0",
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"width2": "8",
"totalArea": "17.11",
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"name": "WC",
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"length2": "9",
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"width1": "3",
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  "label": "Square Feet"
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    "label": "Passage"
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    "label": "Square Feet"
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    "label": "Balcony"
  },
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    "label": "Square Feet"
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  "length1": "9",
  "length2": "4",
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  "width1": "2",
  "width2": "0",
  "width": "2.00",
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    "value": "Carpet"
  },
  "name": {
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    "label": "Balcony"
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    "label": "Square Feet"
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    "value": "Carpet"
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    "label": "Balcony"
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    "label": "Square Feet"
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  "width1": "4",
  "width2": "1",
  "width": "4.08",
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  "percentage": "100",
  "finalArea": "37.09"
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    }
  }
]
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    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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    "area": "526",
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    "floor": "15",
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    "expectedRate": "15114.07",
    "builtUpExpectedRate": "13740.06",
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    "area": "426",
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    "areaType": "Carpet",
    "floor": "6",
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    "expectedRate": "12910.80",
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    "areaType": "Carpet",
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    "source": "https://www.99acres.com/",
    "expectedPrice": "6000000",
    "expectedRate": "13333.33",
    "builtUpExpectedRate": "12121.21",
    "image": "cases/642e478691d7c62df11e0d16/
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    "id": "4",
    "property": "Flat",
    "area": "504",
    "builtUpPercentage": "10",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "6th",
    "source": "https://www.99acres.com/",
    "expectedPrice": "7000000",
    "expectedRate": "13888.89",
    "builtUpExpectedRate": "12626.26",
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    "path": "cases/642e478691d7c62df11e0d16/
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  {
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name":
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    "path": "cases/642e478691d7c62df11e0d16/
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "642ffb5a91d7c62df11f0279",
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  "orientation": "portrait"
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Name	Length	Width	Total
Composition :			
Living Room	9'5"	15'11"	149.88
Bedroom	9'2"	10'10"	99.31
Kitchen	6'4"	8'0"	50.67
Bathroom	4'8"	3'8"	17.11
WC	3'9"	3'9"	14.06
Other Composition :			
Passage	8'10"	2'9"	24.29
Passage	3'9"	1'0"	3.75
Balcony	9'4"	2'0"	18.67

Balcony	8'00"	2'00"	16.00
Balcony	9'1"	4'1"	37.09